



STAGS

107 Hob Close, Monkton Heathfield, Taunton, TA2 8GN

A modern well presented 2 bedroom house in the popular area of Monkton Heathfield

M5 Junction 25 - 2.5 miles Taunton 3 Miles Exeter 34miles

• 2 bedrooms • Low maintenance garden • Open plan Lounge'/Kitchen • Gas central heating • Council Tax B • Allocated parking • Available late February • Deposit £1384 • 12 months plus • Tenant fees apply

£1,200 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE:

Entered via a uPVC door

HALLWAY

Radiator, vinyl flooring

LOUNGE/KITCHEN 22 x 12.1 into recess

Kitchen area - UPVC double glazed window to the front, space for fridge/freezer and further appliance, built in Electrolux oven with Gas hob and extractor over. Built in wall, drawer and base units with work surface and grey tiled splashbacks. Built in breakfast bar.

Lounge area - UPVC double glazed doors to garden. Vinyl flooring and 2 radiators

CLOAKROOM

Understairs toilet with low level WC, pedestal wash hand basin and vinyl flooring

STAIRS/LANDING

Carpeted stairs and landing

BEDROOM 1 12.1 x 7

Upvc double glazed window overlooking the garden. Freestanding wardrobes, carpet, radiator

BATHROOM

Vinyl flooring. Low level toilet and matching pedestal wash hand basin, panelled bath with shower tap attachment. Tiled splashbacks and heated towel rail

BEDROOM 2 12.1 x 7.8

2 UPVC double glazed windows to the front. Radiator, fitted carpet

OUTSIDE

Fully enclosed rear garden with decked and gravelled areas. Rear gate to service lane. Front garden has small grass area and allocated off road parking for 1 car

SERVICES

Mains Electric, gas, water and drainage.

Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone All good outdoors - variable indoors

Ofcom Predicted Broadband Download: Standard 3 Mbps (Ultrafast available)

Ofcom Predicted Broadband Upload: Standard 5 Mbps (Ultrafast available)

Council Tax Band B

SITUATION

From Stags office in Hammet Street, Taunton take A3027 to Priory Avenue follow A38 to Bridgwater Road in Monkton Heathfield, Hob close will be on the right

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 12 months plus, unfurnished and is available End of February RENT: £1200 exclusive of all charges. DEPOSIT: £1384 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Viewing strictly through the Agents.

HOLDING & DEPOSIT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS ACT

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_roadmap.pdf



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



7 High Street, Wellington, TA21 8QT
01823 662234
rentals.somerset@stags.co.uk



@StagsProperty



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 97 |
| (81-91) B | | |
| (69-80) C | 81 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |