



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

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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



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.



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