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Residential Lettings



21 Schofield Close  
Bathpool, Taunton, TA2 8UZ

A newly built property located in this popular area on the outskirts of Taunton.

• Lounge/Dining Room • Kitchen • 2 Bedrooms • Bathroom • Enclosed Rear Garden & Driveway Parking • GFCH • Available December • Tenant Fees Apply •

**£650 per calendar month**

**01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)**

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### Accommodation

Front door leading to

### Entrance Hall

Stairs to first floor. Understairs cupboard.

### Cloakroom

WC. Wash hand basin. Radiator.

### Laundry Cupboard

Plumbing for washing machine.

Arch to

### Kitchen

Range of wall and base units. Space for dishwasher. Stainless steel sink unit. Integrated fridge/freezer . Electric cooker and hob.

### Sitting/Dining Room

TV/Telephone points. Double doors to outside.

### Stairs to First Floor

Doors to

### Bedroom 1

Double Radiator. TV point.

### Bathroom

Bath with over. WC. Wash hand basin. Radiator.

### Bedroom 2

Double built in cupboard.

### Outside

To the front of the property there is a tarmac driveway and parking with a path that leads to the front door and a pedestrian gate to one side.

To the rear of the property is an enclosed garden, laid mainly to lawn with shrub borders.

### Services

Mains water, drainage and electric. G.F.C.H.

### Situation

The property is situated within the popular village of Monkton Heathfield, where local facilities can be found as well as the popular Monkton Heathfield school.

The county town of Taunton is approximately 3 miles away and offers an extensive range of shopping, leisure and education facilities as well as a main line railway link with fast trains to London Paddington. There is also easy access to the M5 (J25), located approximately 3 miles away.

### Directions

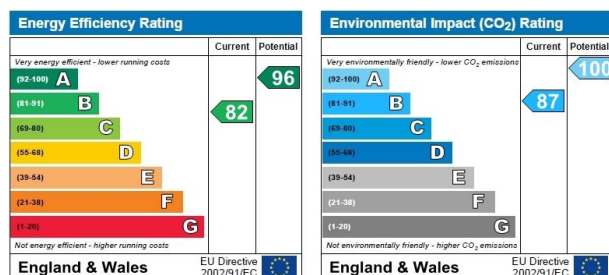
From Taunton Town Centre, proceed in an easterly direction along East Street/A38. At the roundabout take the 3rd exit onto Toneway/A38. At Creech Castle traffic lights turn left onto Bridgwater Road/A38. Go through Bathpool and the property can be found shortly after on the right hand side.

### Letting

The property is available to let on an initial six month plus Assured Shorthold Tenancy, unfurnished and is available December RENT: £650 per calendar month exclusive of all charges (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).. DEPOSIT: £750 returnable at the end of the tenancy subject to any deductions. Usual references required. No pets and Children considered. Viewings strictly through the Agents.

### Tenant Fees

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled. For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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