

STAGS

17, Monmouth Farm Close, Pawlett, Somerset, TA6 4SP

A beautifully presented four bedroom, detached property with garage and garden in the charming village of Pawlett, Bridgwater.

M5 Junction 23 1.8 Miles - Bridgwater 4.5 Miles - Taunton 16 Miles

• Quiet Cul-de-Sac Location • Easy Reach of Junction 23 of M5. • Lovely Aspect Garden • Garage & Driveway • Available Early December • Pets Considered (Terms Apply) • Long Term Let • Deposit: £1817 • Council Tax Band: E • Tenant Fees Apply

£1,575 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION
Front door leading into;

ENTRANCE HALL
Convenient entrance hallway with radiator and under stairs storage.
New hardwood flooring is scheduled for week commencing 23rd November.
Doors leading to;

LIVING ROOM 14'9" x 14'5"
Spacious and bright room with radiator, and double glazed UPVC bay window overlooking the front of the property.
New carpets to be put in week commencing 23rd November.

DINING ROOM 12'11" x 8'4"
Light room with UPVC patio doors out to the garden, hard wooden flooring and radiator.
New hardwood flooring is scheduled for week commencing 23rd November.

KITCHEN 13'7" x 10'1"
Generous sized kitchen with a range of wooden style cupboards and units, extractor fan and sink with draining board, space for dishwasher and fridge freezer. It has fully fitted vinyl flooring, a radiator and double glazed UPVCwindow over looking the rear garden.
A new free standing oven is being put in week commencing 9th November 2026.
Door to;

UTILITY ROOM 6'6" x 6'1"
With a UPVC door to the garden, there is also a continuation of the kitchen units, space and plumbing for washing machine and tumble dryer, sink, vinyl flooring and radiator.

CLOAKROOM 7'1" x 3'3"
Downstairs WC with wash hand basin and radiator.

STAIRS & LANDING
Carpeted stairs with wooden banister leading up to the first floor, with airing cupboard and doors to;

MASTER BEDROOM 14'5" x 10'6"
Extremely light and well proportioned DOUBLE room with vaulted ceiling, radiator and double glazed UPVC window overlooking the front of the property.
New carpets to be put in week commencing 23rd November.
Door to;

EN-SUITE 8'9" x 7'8"
Comprising of; shower cubicle, WC and wash hand basin set within a vanity unit.

BEDROOM 2 9'1" x 7'10"
SMALL DOUBLE bedroom with carpet, radiator and window overlooking the front of the property.

BEDROOM 3 7'0" x 10'4"
SINGLE bedroom with carpet, radiator and window overlooking the rear of the property.

BEDROOM 4 12'4" x 8'0"
Double bedroom with carpet, radiator and window overlooking the rear of the property.

BATHROOM 6'10" x 7'6"
Suite comprising of, bath with shower over, WC, wash hand basin and towel radiator.

OUTSIDE
To the front of the is a lawned area with a large driveway with space for two cars and access to the garage with storage. The rear of the property is mainly laid to lawn with a patio area, shed, and upper seating area. The garden faces west and benefits from the evening sun, and is filled with established plants and shrubs.

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Heating - LPG Heating
Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 0.2 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.
Ofcom predicted mobile coverage for voice and data: Internal limited on EE. O2 and Vodafone. External likely on EE, Three, O2 and Vodafone
Local Authority: Council tax band E

DIRECTIONS
From the M5 Junction 23 (heading north), take the slip road up and keep left, at the roundabout take the 1st exit and keep in the right hand lane. At the next roundabout, take the third exit signposted Highbridge and Pawlett, continue along this road for approximately 1 mile. Take the left hand slip road onto Old Main Road, signposted Pawlett, continue along this road, taking the first right hand turning opposite the Royal British Legion Club turning into Monmouth Farm Close. Follow the road to the left and the property will be found on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately December. RENT: £1575 pcm exclusive of all charges. DEPOSIT: £1817 returnable at end of tenancy subject to any 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). References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES
This is to reserve a property and set off against the first month's rent and deposit.
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.

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
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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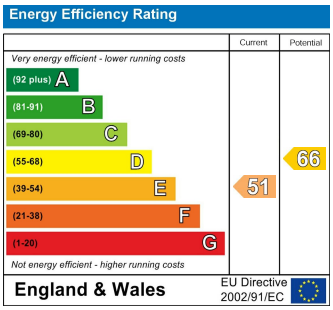








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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