



TOWNSEND

LETTING & MANAGEMENT

Aspin Close, Wellington

£1,000 PCM

2 Bedroom House - Semi-Detached

Available 22nd October 2024





£1,000 PCM
Council Tax Band B

Deposit £1,153
Floor Area 624.31 sq ft

- Gas Central Heating
- Council Tax Band B
- TWO Parking Spaces
- Modern, efficient home

TOWNSEND LETTING & MANAGEMENT are pleased to offer this fantastic modern two bedroom house on the east side of Wellington built by Persimmon Homes. It is a 15 minute walk to the town centre with Waitrose and an extensive selection of shops, there are bus stops nearby to get to Taunton and Wellington and for commuters Junction 26 of the M5 is 5 minutes drive away.

The property benefits from gas central heating, double glazing and TWO off road parking spaces.

On the ground floor is an entrance hallway with downstairs WC, a bright, spacious lounge leading through to a lovely kitchen/diner with door to the rear garden.

Upstairs are two double bedrooms and a bathroom with white suite.

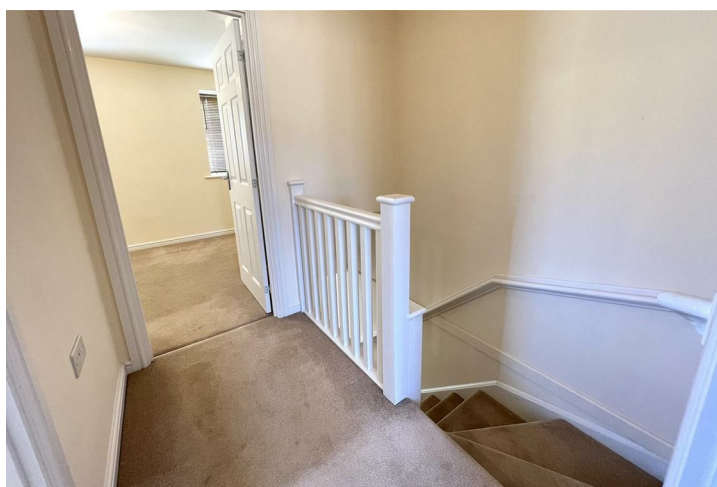
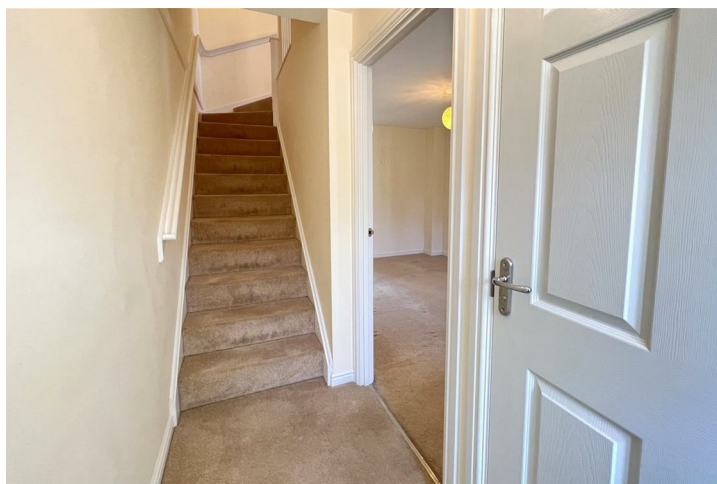
SORRY NO PETS

Appliances, where provided, will not necessarily be replaced, or repaired by the Landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective Tenants' responsibility to satisfy themselves by checking with the Landlord/Agent which appliances will remain in the property prior to paying the holding fee.

All prospective tenants will be subject to credit, criteria and affordability checks to ensure that the property is suitable for their needs and income.

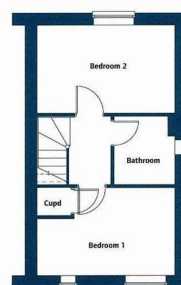
Broadband/Mobile phone coverage

Standard broadband is available in the area and to the property. For an indication of broadband speeds as well as further information on mobile phone signal and coverage available, please refer to the 'Ofcom checker' website. Please note Tenants cannot run/register a business from this property.



Ground Floor

Living room
14'9" x 9'6"
(4.50m x 2.90m)
Kitchen/dining
12'9" x 8'2"
(3.88m x 2.49m)



First Floor

Bedroom 1
12'9" x 8'2"
(3.88m x 2.49m)
Bedroom 2
12'9" x 8'2"
(3.88m x 2.49m)
Bathroom
6'4" x 5'7"
(1.93m x 1.70m)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	82	
(69-80) C		
(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	