

2 Weavers Reach, Tonedale, Wellington, Somerset, TA21 0DH

£1,150 PCM

A four bedroom house, split over three floors with easy access to Wellington and the M5. This property comprises of three double bedrooms, one with ensuite and a smaller fourth bedroom. There is also a good sized living area and modern kitchen and small low maintenance rear garden area.

This four bedroom home has an entrance hall leading to compact kitchen. A large dining/living room with French doors to an enclosed garden. On this level there is also a downstairs cloakroom/wc. To the first floor there are two double bedrooms both with built in wardrobes and a family bathroom with a shower over the bath. To the second floor there is a large master bedroom with built in wardrobes and ensuite shower room and also a single bedroom. This property also has gas central heating, a low maintenance rear enclosed garden, a garage and parking.

Wellington
Wellington is a town close to Taunton with many local amenities and easy access to the M5. In Wellington you will find several supermarkets, independent shops, a cinema and a farmers market.

General Conditions Lettings
Upon application we require one weeks rent as a holding deposit. Applicants will also need to sign a holding deposit form in order to secure the Property. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

Lettings enquiries
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at lettings@weldenedwards.co.uk.

Disclaimer
Whilst every attempt has been made to ensure our lettings particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



- Four bedrooms
- Fitted kitchen
- Built in wardrobes
- Garage and parking
- EPC rating C
- Master ensuite
- Bathroom with shower over
- Gas central heating
- Excellent commuters' location
- Council tax band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		