



STAGS

Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

Flat 2, 2 North Street, Wiveliscombe, Taunton, TA4 2JY

A superbly presented and deceptively spacious three bedroom second floor apartment in Wiveliscombe.

Wellington 7 Miles - Taunton 10 Miles - Minehead 17 Miles

• Central Town Location • Light and Spacious Apartment • Gas Central Heating • Not Suitable For Pets • Available Mid May • Deposit £1211 • Council Tax Band B • EPC C • Tenant Fees Apply

£1,050 Per Calendar Month

01823 662234 | rentals.wellington@stags.co.uk

COMMUNAL ENTRANCE

With stairs rising to first floor. A wooden front door opens in to:

ENTRANCE HALLWAY

With coat hooks, skylight and stairs rising to

LANDING/STUDY SPACE

Light and open space with two radiators, double doors opening to storage cupboard. A versatile space which could be utilised as a study space or separate dining area.

KITCHEN

15'1" x 14'1"

With windows to the side and rear, a range of fitted wall and base units, worksurface, electric cooker, hob and extractor fan, wall mounted gas boiler, space for under counter fridge and freezer, space for dining room table and chairs, plumbing for dishwasher. Built in storage cupboard.

SITTING ROOM

10'9" x 16'0"

Dual aspect room with sash windows fitted with venetian blinds to the front, 2 radiators.

UTILITY CUPBOARD

With plumbing for washing machine and window to rear.

BATHROOM

9'6" x 8'10"

With spotlighting, tiled floor, white suite comprising bath, separate shower, WC, wash hand basin, radiator, towel rail, sash window to rear.

AGENTS NOTE

The loft space is excluded from the let and cannot be used.

BEDROOM ONE

9'10" x 11'9"

Double room. Sash window to front with fitted roman blind, radiator, built in storage cupboard.

BEDROOM TWO

13'1" x 8'6"

Double with sash window to front, and radiator.

BEDROOM THREE

7'6" x 10'9"

Single with sash windows, fitted blind and radiator.

OUTSIDE

To the rear of the property is a fully enclosed communal garden with greenhouse, lawned areas and shrubbed borders.

SERVICES

Mains Electric

Gas Central Heating.

Mains Water and Drainage.

Ofcom predicted mobile: Indoor - O2 Likely. Outdoor - EE, Three, O2 and Vodafone Likely.

Ofcom predicted Broadband: Standard Download 19 Mbps Upload 1 Mbps. Superfast Download 80 Mbps Upload 20 Mbps.

Council Tax Band B

SITUATION

The property is situated in the centre of Wiveliscombe.



Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection, Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From Stags Wellington Office, turn right from the High Street on to North Street/B3187. Follow the B3187 for 5 miles going through Milverton. At the roundabout, take the 1st exit on to the B3227 signposted 'Wiveliscombe' and follow the B3227 for 3 miles. At the next roundabout, take the 2nd exit signposted 'Barnstaple' and continue in to Wiveliscombe town. At the traffic lights, turn right on to the High Street carry on to The Square. Turn right at the White Hart Hotel on to North Street and the property can be found immediately on your right.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid May. RENT: £1050 per calendar month exclusive of all charges. DEPOSIT: £1211 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. Usual references required. Viewings strictly through the agents.

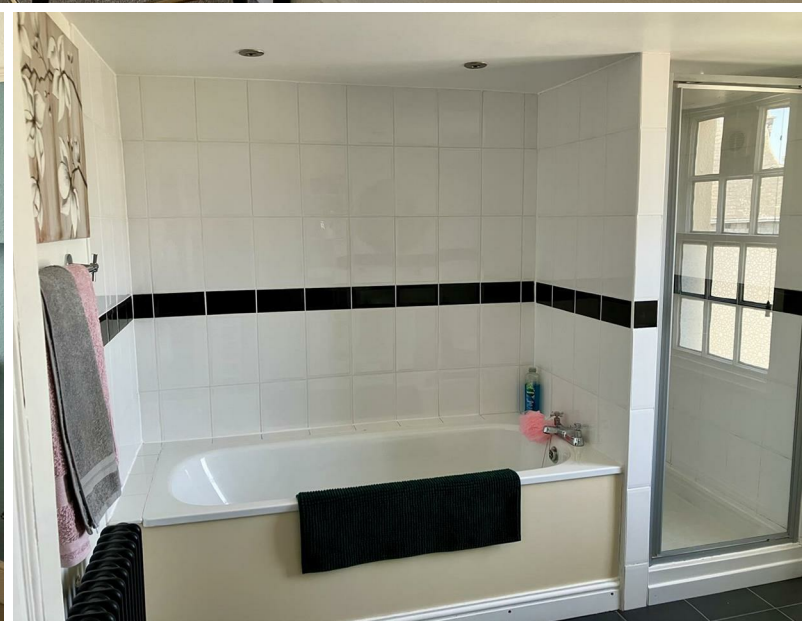
HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

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.





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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive	