



Flat 3 31a Fore Street, Wellington, TA21 8AG

A one bedroom, second floor apartment located in the centre of Wellington.

M5 Junction 26 3.5 Miles - Taunton 7.7 Miles

• Town Centre Location • Kitchen/Diner • Sitting Room • Double Bedroom • Electric Heating • 6/12 Months Plus • Deposit: £660 • Council Tax Band A • Available Immediately • Tenant Fees Apply

£595 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From the high street, front door opens into

COMMUNAL HALL, STAIRS AND UTILITY AREA

With stairs rising to first floor with SHARED UTILITY ROOM with washing machine and tumble dryer. Further stair cases rises to second floor and flat front door.

SITTING ROOM

With two velux windows, electric heater.

KITCHEN/DINING ROOM

With KITCHEN AREA comprising linoleum flooring, range of fitted wall and base units, freestanding electric oven, stainless steel sink unit, worksurface, extractor fan, window to rear. DINING AREA with carpet, fridge/freezer, electric heater. Door opening to cupboard housing hot water tank. Door into

BATHROOM

With linoleum flooring, suite comprising, bath with electric shower over, WC, wash hand basin, medicine cabinet, electric wall heater.

BEDROOM

Double bedroom with electric heater, window to rear.

OUTSIDE

There is no allocated outside space or parking included within the tenancy.

SERVICES

Mains electric and water.

Council tax band A.

Ocom projected mobile data: EE, Three, and O2 -Likely.

Vodafone - Limited.

Ocom projected Broadband standard: Standard download 18 Mbps Upload 1 Mbps. Superfast and Ultrafast available.

SITUATION

The property is located in the centre of Wellington with a variety of shops, amenities and local services just a short walk away. M5 Junction 26 and the A38 are both just a few minutes

drive away providing excellent transport links to Taunton, Tiverton, Exeter and beyond.

DIRECTIONS

The property is located in Fore Street in the centre of Wellington. From the traffic lights in the centre of the town proceed on the B3187 towards Fore Street. The property will be found on the right hand side, just before HP Perry & Son & Granddaughter Hardware store.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, un/part furnished and is available immediately. RENT: £595.00 per calendar month exclusive of all charges. DEPOSIT: £686.00 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.



8 Mantle Street, Wellington, TA21 8AW
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	41
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		