



Incorporating



**BEACON LEE & WARD**  
RESIDENTIAL LETTINGS

## 2 Foxdown Terrace, Wellington, Somerset TA21 8BJ

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A spacious two bedroom un or part furnished terraced house in a central and popular location in Wellington.

Wellington Town Centre 0.6 Miles - M5 Junction 26 2.6 Miles - Taunton 7.1 Miles - Tiverton 15.4 Miles

- Convenient Location
- Large Open Plan Space
- Elevated Courtyard Garden
- EPC Band C
- 6/12 Months Plus
- A Pet Considered
- Deposit £1078
- Council Tax Band B
- Available early June
- Tenant Fees Apply

£935 Per Calendar Month

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## ACCOMMODATION

To include:

An obscured glazed UPVC door opening up to

### ENTRANCE HALLWAY **10'5" x 5'5"**

With stairs rising, fully fitted grey carpet, pendant light, smoke alarm, radiator, fuse box cupboard, coat hooks and a white painted wooden door to the understairs cupboard.

A glazed white painted wooden door leads in to

### LIVING ROOM **13'4" x 12'3"**

With fully fitted grey carpet, enclosed LED light fixture, integrated white painted cupboards and shelves, two white painted wooden doors leading to two separate storage cupboards, radiator, a feature fireplace with wooden mantelpiece and mirror. An open doorway leads in to

### DINING ROOM **10'0" x 13'4"**

With a continuation of the fully fitted grey carpet, three wall mounted lights controlled by a dimmer switch, mirror, TV point, satellite cable, double glazed UPVC bay window to front with curtain rail and radiator.

### LARDER **4'2" x 5'6"**

From LIVING ROOM, a white painted wooden door leads in to the LARDER, with cream vinyl fitted flooring, enclosed light, marble countertop, wood fronted wall unit, space for under counter freezer and a thermostat. A white painted wooden door leads to

### DOWNSTAIRS SHOWER ROOM/UTILITY **8'4" x 5'6"**

A fully tiled room with an enclosed shower unit with electric Mira shower, a wall mounted mirrored medicine cabinet, a white fronted base unit with integrated ceramic sink unit and a space for washing machine, gas boiler, WC with chrome push flush, an obscured double glazed UPVC window to rear, a blue roller blind, a toilet roll holder, a white fronted wall unit, a towel rail, a radiator, a mirror and a wall mounted electric heater.

### KITCHEN **10'11" x 9'6"**

Glazed white wooden bi-folding doors lead from LIVING ROOM to KITCHEN. With a range of beech fronted wall and base units, including wine rack, with metal handles, granite effect laminate worktops, a fully fitted grey tiled floor, seven spotlights, a thermostat, space for a fridge/freezer, 1 1/2 black laminate sink unit with chrome taps, double glazed UPVC window to the rear, one blue eyelet roller blind, a double glazed UPVC door to garden, one Beko inductor hob and extractor fan and one integrated Indesit oven and grill.

## FIRST FLOOR

### STAIRS AND LANDING

With wooden bannister, fully fitted grey carpet, pendant light, smoke alarm.

### BEDROOM ONE **13'2" x 10'1"**

A white painted wooden door opens to BEDROOM ONE, with fully fitted grey carpet, pendant light, double glazed windows to front with 1/2 length yellow curtains, radiator and a mirrored wooden door to integrated wardrobe with white hanging rail.

### BEDROOM TWO **12'5" x 8'7"**

With a white painted wooden door from LANDING, with fully fitted grey carpet, pendant light, double glazed UPVC window to rear, radiator and white painted wooden door to integrated wardrobe with white hanging rail.

### MAIN BATHROOM **9'7" x 6'10"**

With fully fitted grey tiled flooring, 3 bulb chrome bar light, two electric towel heaters, one electric heater, a wash hand basin with chrome taps, a light up mirror, a ceramic bath with overhead thermostatic shower, an obscured double glazed UPVC window to rear, a floral roller blind, a ceramic WC with chrome push flush, toilet roll holder and mirror.

## OUTSIDE

To the front of the property, a iron pedestrian gate opens to concrete steps up to the property. To the right hand side of the steps is a patio garden with flowerbeds all around. To the right hand side of the front door is a small bin store.

To the rear of the property is a patio with steps up to the upper patio and shed beyond. The garden is fully fenced and enclosed, with two pedestrian gates either side, and has the benefit of outdoor plugs. to the upper patio is a flowerbed border and functioning pond.

There is on street parking on a first come first served basis to the front of the property.

## SERVICES

Mains Electric

Gas Fired Central Heating

Mains Water and Drainage.

Ofcom predicted Mobile Availability: Indoor: EE Likely, Outdoor EE, O2, Three and Vodafone Likely.

Ofcom predicted Broadband Availability: Standard Downloads 15Mbps Standard Upload 1Mbps, Superfast and Ultrafast available.

Council Tax Band B

## SITUATION

The property is situated in a quiet, central location of Wellington. The property is within easy links to Taunton, the M5 and open countryside as well as being within reach of the town centre, shops, schools, churches and local amenities.

## DIRECTIONS

From Stags Wellington office, continue down the High Street continuing on to Fore Street and Mantle Street. Turn left on to Champford Lane, continuing as it becomes Swains Lane for quarter of a mile. The property can then be found on the right hand side.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, un or part furnished and is available early June. RENT: £935 per calendar month exclusive of all charges. DEPOSIT: £10878returnable at end of tenancy, subject to 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. Viewing 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

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.

## AGENTS NOTE

The property has a right of way across the rear for 1 Foxdown Terrace and 3 Foxdown Terrace to cross.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(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	



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