



Flat 14, Weare House Thomas Fox Road, Tonedale,
TA21 0DQ

A well presented two bedroom second floor apartment situated within the Tonedale area, on the edge of Wellington.

Wellington town centre - 1 Miles M5 - 3 Miles Taunton - 7.4 Miles Tiverton - 16 Miles

• Close to local amenities • Open plan living space • Allocated Parking • Communal Garden • 6/12 months plus • Council tax band B • Deposit £1032 • Not suitable for pets • Available end July • Tenant fees apply

£895 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Secure communal front door leads to hall with private post box and carpeted stairs to the second floor with Flat 14 entrance door.

HALL

With fitted cupboard, radiator, entry phone, BT Openreach point, two pendant lights, coir fitted matting by door and then rest of hall with fitted light brown carpet.

OPEN PLAN LIVING SPACE

Dual aspect 'L' shaped open plan room with KITCHEN AREA including velux window, range of cream gloss wall & floor cupboards, wood effect worktops, stainless steel one and a half sink with mixer tap, integral gas hob, stainless steel extractor hood, integral oven, gas combi boiler, space for washing machine, space for fridge/freezer, wood effect vinyl flooring, radiator, spotlights. SITTING SPACE with space for relaxing and dining, two radiators, two pendant lights, TV point, telephone/ broadband point, two windows with views, blinds, fitted carpet.

BATHROOM

With new white suite of bath, wash basin, WC, Shower over bath with rigid shower screen. Heated towel rail, velux window, spotlights, shaver point, new wood effect vinyl flooring.

BEDROOM ONE

Double size with TV point, telephone/broadband point, window, blind, radiator, fitted carpet.

BEDROOM TWO

Double size with TV point, telephone/broadband point, velux window, blind, radiator, fitted carpet.

OUTSIDE

Shared secure entrance door with intercom. Private marked parking space for one car. Communal maintained gardens, bin store, bike store.

SERVICES

Mains electric, gas, water & drainage.

Council tax band B

Ofcom projected Broadband: Standard - Download: 7Mbps Upload: 0.8Mbps (Superfast available also)

Ofcom projected Mobile Data: Indoor Limited on EE & Three. Vodafone limited. 02 Likely, Outdoor Likely on all major networks.

SITUATION

The property is situated on the north edge of Wellington with 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 up the High Street and turn right on to North Street, leading onto Milverton Road (B3187). Continue along this road onto Tonedale and after a short distance, and on reaching the edge of the town turn right into Thomas Fox Road. Proceed along this road taking the first right, and follow the road around to the left. Weare House will then be seen on the right hand side with the entrance to number 14 in the middle of the block.

LETTING

The property is available to let on a assured shorthold tenancy for 6/12months plus, unfurnished and is available end of July. RENT: £895 pcm inclusive of drainage but exclusive of all charges. Not suitable for pets. DEPOSIT: £1032 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). 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.

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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	
EU Directive 2002/91/EC		