



Flat 5, The Mansion House, Courtland Road, Wellington,
TA21 8NE

A beautifully presented two bedroom Penthouse apartment within walking distance of the town centre and overlooking the park.

Wellington Town Centre - 5 minutes walk. Exeter 27 miles, Taunton 6 miles

• 2nd Floor • Large open plan living space • Gas central heating • Not suitable for pets • Council Tax Band B • Deposit £1442 • EPC rating D • 12 months plus • Available Mid August • Tenant fees apply

£995 Per Calendar Month

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

ACCOMODATION TO INCLUDE

Main entrance door in communal lobby with letter boxes. Staircase leading up the 2nd floor, with solid wood Flat door. UPVC windows throughout

OPEN PLAN LOUNGE/KITCHEN 18'11" x 18'11"

Triple aspect large bright room with lounge area with tall radiator. Large under eave storage cupboard. KITCHEN in two areas, with built in electric oven and hob, built in washing machine, fridge and separate freezer. Sunken spot lights

BEDROOM 1

10'7" x 9'8"

Double. Window to the front of the property overlooking the park. Large under eave storage cupboard. Radiator

BATHROOM

10'0" x 7'5"

Window to the front of the property. White suite comprising of toilet, hand basin in black vanity unit. White bath with electric shower over. Large cupboard housing gas boiler. Heated towel rail

BEDROOM 2

12'0" x 8'5"

Double size. Overlooking the back gardens. Radiator

OUTSIDE

Shared driveway with double parking bay to the rear of the building. Private garden area to the rear mainly laid to lawn

SITUATION

Located on the edge of the town centre of Wellington. The town offers a good range of facilities including supermarkets, public houses, vets, library, cottage Hospital, primary and secondary schools together with a sports centre with swimming pool. There are a range of further sports facilities including football, rugby and cricket clubs. For a wider selection the County Town of Taunton is within 7 miles with its main line rail link to London Paddington and access to the M5 motorway.

SERVICES

Mains electric, gas, water and drainage. Council Tax B.

Ofcom projected Broadband: Standard - Download: 16mbps
Upload: 1mbps

Ofcom projected Mobile Data: Indoor Good for indoor and Outdoor on all major networks.

DIRECTIONS

Walking or driving. From Stags office proceed down North Street, passing the Fire Station. After a short distance turn left into Courtland Road and the Mansion House will be seen opposite a park and preschool

LETTINGS

The property is available to rent on a renewable assured shorthold tenancy for 12 months, unfurnished and available immediately. RENT: £995 exclusive of all charges. DEPOSIT: £1148 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held in their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Viewing strictly through the Agent.

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.

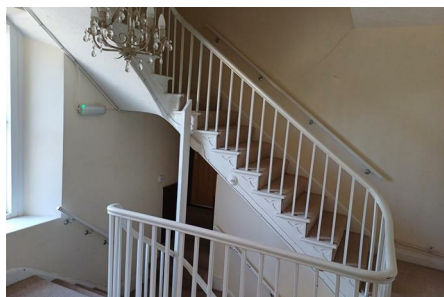
TENANT PROTECTION

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 RIGHT 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.



7 High Street, Wellington, TA21 8QT
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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(29-47) F		
(1-28) G		
Not energy efficient - higher running costs		
65		77
England & Wales		EU Directive 2002/91/EC