



51 Kelway Road, Wellington, TA21 9ER

A superbly presented unfurnished three bedroom house situated within walking distance of the town centre.

Wellington Town Centre - >0.5 Mile Taunton - 6 miles Tiverton - 16 miles

• Convenient Location • Sitting Room • Kitchen/Breakfast Room • Family Bathroom • Deposit: £1265 • Available immediately • Council tax band B • Prefer no pets. • Tenant fees apply

£1,100 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front Front upvc half glazed door opening into

ENTRANCE HALLWAY

With tiled floor, zoned underfloor heating, door into

16'7" x 5'11"

SITTING ROOM

With electric heater, window to front.

11'7" x 16'1"

KITCHEN/BREAKFAST ROOM

With tiled flooring with zone underfloor heating, spotlighting, range of white fitted wall & floor units, drawer unit, integral electric hob, twin electric grill/oven, extractor hood with lights over hob, integral washing machine, dishwasher, and fridge/freezer. Half glazed UPVC door opening out into rear garden.

7'2" x 17'10"

FIRST FLOOR STAIRS AND LANDING

With cupboard, door into

BATHROOM

With vinyl flooring, bath, separate large curved shower cubicle with handheld and overhead shower head, vanity wash basin, WC, electric wall heater, window to rear.

7'10" x 5'3"

BEDROOM ONE

Double with window to rear, electric heater.

12'11" x 9'7"

BEDROOM TWO

Double with window to front, freestanding white wardrobe, electric heater.

9'1" x 10'6"

BEDROOM THREE

Single with window to front, built in low shelf, electric heater.

8'5" x 8'0"

OUTSIDE

To the front of the property is a lawned area with hedge boarding. First come first served residents parking area to the front of the property (There is no guaranteed allocated parking). To the rear of the property is a south facing garden with patio area, gravel chippings, landscaped and attractive borders with some mature shrubs and tree. There is outside tap and large shed. A side pedestrian gate leads to useful wide footpath with access to front.

SERVICES

Mains electric, water & drainage.

Ofcom Predicted Mobile Service: EE, indoors & out. O2, Three and Vodafone
Good outdoors

Ofcom Predicted Broadband Download: Standard 17 Mbps, Superfast 80 Mbps. Ultrafast 318 Mbps
Ofcom Predicted Broadband Upload: Standard 1 Mbps, Superfast 20 Mbps. Ultrafast 50 Mbps

Council Tax Band B
Council tax band B.

SITUATION

The property is situated on the edge of Wellington with easy links to the M5, Taunton and Exeter as well as being within reach of Wellington town centre with its range of shops, schools, churches and local amenities.

DIRECTIONS

From Stags Wellington office proceed up the High Street onto Taunton Road passing the turning to Waitrose on your right. After a short distance take the right hand turning into Priory following the road around to the left. After a short distance the entrance to Kelway Road will be seen on the left hand side. Proceed in, following the road around and No 51 will be seen at the end on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £1100pcm exclusive of all charges. DEPOSIT: £1265 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.



7 High Street, Wellington, TA21 8QT
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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		