



STAGS

Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

15 John Cole Close, Wellington, TA21 8DR

A modern and superbly presented two bedroom end of terrace house to rent in Wellington.

Wellington Town Centre 1 Mile Taunton 6 Miles Tiverton 16 Miles

• Popular location • Garden and Parking for Two Cars • Excellent Condition Throughout • Gas Fired Central Heating • Prefer No Pets • 6/12 Months Plus • Deposit £1494 • Council tax band B • Available Immediately • Tenant Fees Apply

£1,250 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

A wooden style UPVC front door opens on to

ENTRANCE HALLWAY

5'2" x 4'4"

With grey wood effect vinyl flooring, pendant light, coat rack with 4 hooks, radiator, smoke alarm and fuse box. A white panel wooden door opens to

LIVING ROOM

14'7" x 10'4"

With fitted grey carpet, double glazed UPVC window to the front, full length curtains, two radiators, TV point, satellite points, phone point and thermostat. To the right hand side, a white panel wooden door leads to under stairs cupboard containing Openreach connections.

KITCHEN / DINING ROOM

10'4" x 10'4"

An open doorway leads from the LIVING ROOM to modern KITCHEN/DINING ROOM, with grey slate effect vinyl flooring, fully fitted white fronted laminate wall and base units and black marble effect counter top, black laminate 1 1/2 sink unit, integrated dishwasher, integrated electric oven and grill, integrated hob, extractor fan, integrated fridge and freezer, double glazed UPVC windows and door to rear, vertical sliding blinds, UniFi Access point to ceiling, radiator and spotlights.

UTILITY ROOM

3'3" x 5'3"

An open doorway leads to the UTILITY with fitted grey slate effect vinyl flooring, pendant light, white laminate wall and base unit with black marble effect counter top, Ideal boiler in wall unit, space for washing machine and CO2 alarm.

CLOAKROOM

3'3" x 4'11"

A white panel wooden door leads to CLOAKROOM with fully fitted grey

slate effect vinyl flooring, toilet roll holder, WC, wall mounted sink and towel ring.

STAIRS AND LANDING

With fully fitted grey carpets and smoke alarm. Please note that the attic space is excluded from the tenancy.

BEDROOM ONE

11'1" x 8'4"

Double with white panel wooden door, fully fitted grey carpet, double glazed UPVC window to rear, curtain pole, radiator, TV point and phone point. White panel wooden door leading to

ENSUITE

9'3" x 4'6"

With fully fitted grey slate vinyl flooring, double glazed UPVC window to rear, towel ring, wash hand basin, mirror, low level WC, toilet roll holder, extractor fan and radiator. A shower unit with folding glazed door, fully tiled surround, white shower tray and chrome thermostatic shower unit.

BATHROOM

7'5" x 5'8"

A family bathroom with fully fitted grey slate effect vinyl flooring, double glazed UPVC window to side, white acrylic bath with shower attachment, toilet roll holder, low level WC, shaver point, wash hand basin, mirror, wall mounted electric heated towel rail and extractor fan.

BEDROOM TWO

13'9" x 8'1"

Double with fully fitted grey carpet, 2 sets of double glazed UPVC windows to front, 2 curtain poles, radiator and a white wooden panel door to storage cupboard containing fitted grey carpet.

OUTSIDE

To the front of the property are 2 allocated parking spaces. A path leads to the side of the house to the garden gate. A small flowerbed containing



established shrubs is to the left hand side of the front door.

To the rear of the property is a fully fenced enclosed garden, half laid to patio and the other half laid to lawn. The patio is edged with gravel and a small storage unit is found to the side path.

SERVICES

Mains Electric

Mains Water and Drainage

Gas Fired Central Heating

Ofcom Predicted Mobile Data: O2, Three and Vodafone Likely.

Ofcom Predicted Broadband Download: Standard 15 Mbps Ultrafast 1800 Mbps (no Superfast available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps Ultrafast 1000 Mbps (no Superfast available)

Council Tax Band B

SITUATION

The property is situated on the northern 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

With Stags Wellington Office to the left, follow up the High Street past the traffic lights for quarter of a mile. At the roundabout, take 1st exit on to Lillebonne Way. After quarter mile, turn right on to Maurice Jennings Drive. Turn right on to John Cole Close and then turn left on to John Cole Close. Number 15 will be found immediately on the right hand side.

LETTING

The property is available to rent on a renewable assured shorthold

tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £1250pcm exclusive of all charges. DEPOSIT: £1442 returnable 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. References required. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

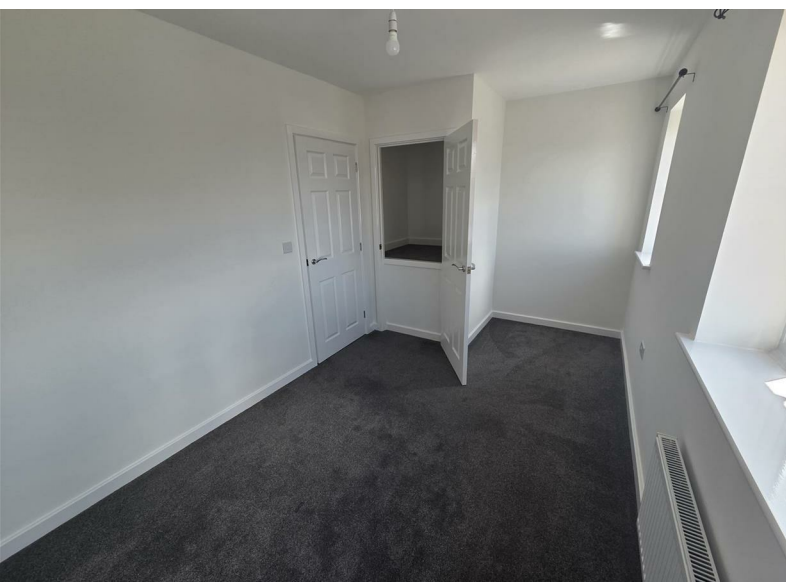
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

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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@StagsProperty



Energy Efficiency Rating	
Current	Potential
84	97
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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