



1B Twyford Place, Wellington, TA21 8BZ

A fantastically presented two bedroom detached house in Wellington.

Wellington Town Centre 0.5 Miles M5 Junction 2.5 Miles Taunton 7 Miles

• Convenient Location • New Carpets • Newly Decorated • Parking for Two Cars • Sorry No Pets • Council Tax Band B • Available Immediately • 6/12 Months Plus • Deposit £1067 • Tenant Fees Apply

£925 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

A UPVC door opens on to

ENTRANCE HALLWAY

With fitted coir mat and carpet, radiator, fuse box and smoke alarm. Door in to

CLOAKROOM

With fitted charcoal tile effect flooring, wall light, double glazed skylight, white radiator, loo roll holder, WC, extractor fan, and wash basin.

LIVING ROOM

16'8" x 12'5"

A wooden panel door opens on to the LIVING ROOM with newly fitted carpets, double glazed windows to the front, double glazed French doors to the front, white radiator, door stop, two sets of media points, two TV points, satellite cable, four double plug sockets, and central pendant light. Open doorway in to

KITCHEN/DINER

6'2" x 13'5"

With fitted charcoal effect vinyl flooring, central pendant light, under counter spot lights, a range of white laminate fronted units, charcoal laminate counter top, stainless steel sink, smoke alarm, four double plug sockets, a new Lamona oven, a Lamona induction hob and a Lamona extractor hood. There is space and plumbing for a washing machine and space for a fridge freezer

STAIRS AND LANDING

With newly fitted beige carpet, a central pendant light, double glazed window to the rear, smoke alarm and cupboard with electric heater, hanging rail and shelf.

BATHROOM

With full white suite of bath, wash basin and WC. It has fully fitted charcoal tile effect vinyl flooring, charcoal aqua board around the bath, double glazed windows to the rear, an electric heated towel rail, enclosed light, towel ring, and light with shaver point.

BEDROOM ONE

8'10" x 11'5"

DOUBLE with newly fitted beige carpet, double glazed windows to the front, radiator, TV point and three double plugs.

BEDROOM TWO

7'6" x 13'1"

SINGLE with newly fitted beige carpet, double glazed window to the front, radiator, TV point, three double plugs and a cupboard containing the boiler.

OUTSIDE

To the front of the property is a paved parking area with space for two cars.

A path leads around the property to the rear where there is an outside tap and pedestrian gate.

SERVICES

Mains Electric, Water and Drainage.

Electric Central Heating.

Council Tax Band B

Ofcom Predicted Mobile Service: EE, O2, Three and Vodafone Likely.

Ofcom Predicted Broadband Download: 16 Mbps (Superfast and Ultrafast available)

Ofcom Predicted Broadband Upload: 1 Mbps (Superfast and Ultrafast available)

SITUATION

The property located on the south side of Wellington conveniently situated with the town centre of Wellington which offers a wider selection of shopping, recreational and scholastic facilities. The M5 motorway situated on the eastern outskirts of the town is just a short drive away with the County Town of Taunton within 7 miles. Both Taunton & Exeter provide an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

With our Wellington office on your right, continue straight on to Fore Street and then Mantle Street for a quarter of a mile and the turn left on to Twyford Place. The property can be found a short distance on the left 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: £925 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1067 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

The implementation date of the forthcoming Renters Right Bill has been announced and confirmed for 1st May 2026. It 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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