



STAGS

64 Wardleworth Way, Wellington, TA21 0BB

£925 Per Calendar Month

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

Entrance Porch

Entered via a uPVC front door leading into

Lounge

14'4" x 11'8"

uPVC double glazed window to front aspect, laminate flooring, electric heater

Kitchen

7'9" x 11'8"

Range of wood effect wall, drawer and base units with black work surface over. Integral oven and hob, space for appliance, uPVC double glazed windows and doors overlooking garden. Lino flooring, further white base and wall units with space for further appliance.

Bedroom 1

8'4" x 11'7"

uPVC double glazed window, electric heater.

Bedroom 2

7'0" x 11'7" (into alcove)

uPVC double glazed window, electric heater.

Bathroom

Fitted suite with low level WC, wash hand basin and panelled bath. uPVC double glazed window.

Garden/outside

Laid to patio with side access leading to allocated parking. Large shed/summerhouse with power and light.

Situation

The property is situated in the heart 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.

Services

Mains water & drainage. Council tax band B.

Ofcom projected Broadband: Standard download 12mbps Upload 1mbps

Directions

Starting on High Street, head southeast toward North Street. Turn right onto North Street. Continue along North Street until it becomes Waterloo Road. Continue on Waterloo Road, then onto Station Road and then cross the railway bridge.

After the bridge, take the first right turn into Wardleworth Way. Follow Wardleworth Way along. Number 64 will be found on the right hand side.

Lettings

The property is available to let on a assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £925pcm exclusive of all charges. DEPOSIT: £937 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). Viewing strictly through the Agent.

Holding Deposit and Tenant Fees

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



@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	60	79
EU Directive 2002/91/EC		