



73 Buckwell, Wellington, TA21 8TE

A superbly presented three bedroom, unfurnished house with garage and parking situated within walking distance of the town centre.

Town Centre 0.25 Miles - M5 Junction 26 2 Miles - Taunton 7 Miles - Exeter 29 Miles

• Dining/Sitting Room • Kitchen • Close to M5 • Deposit £1384 • Council tax band C • EPC band D • Long term • Available mid February • Tenant fees apply

£1,200 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front, upvc glazed door into

PORCH

With wooden glazed door into

SITTING/DINING ROOM

25'7" x 7'6" opening to 13'9" within sitting space

L-shaped room with wooden effect flooring, SITTING SPACE with window to front, radiator, built in storage cupboard, stairs rising to first floor.

DINING AREA with radiator, french doors opening into garden.

KITCHEN

6'10" x 9'10"

With range of fitted wall and base units, marble effect worksurface, laminate sink unit, electric oven and hob with stainless steel extractor above, space for automatic washing machine, space for fridge/freezer, window to rear overlooking garden.

FIRST FLOOR STAIRS AND LANDING

With built in storage cupboard. Door into

BEDROOM ONE

11'5" x 8'10"

Good sized double room with window to front, radiator, double fronted built in wardrobe.

BEDROOM TWO

8'10" x 10'9"

Double with window to rear, radiator, built in single wardrobe.

BATHROOM

With wood effect laminate flooring, window to rear, suite comprising vanity unit with inset wash hand basin, WC, bath with shower head attachment (fed from mixer taps) over bath.

OUTSIDE

To the rear of the property is an enclosed garden with pedestrian access to the side. The garden contains mature shrubs and bushes along with two patio areas providing private seating spaces. There is a garden shed available for tenant use. There is a SINGLE garage with up and over door plus one parking space included within the tenancy.

SITUATION

The property is situated in a highly convenient location close and within walking distance to Wellington Town centre which offers an excellent selection of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated approximately 2 miles to the east. The County Town of Taunton is within 7 miles where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

from Stags High Street office in Wellington proceed away from the town towards Taunton Road. After the junction and passing Waitrose on your right hand side take the right hand turning into Buckwell. At the junction turn right, continue down following the road around to the left. After a short distance number 73 will be seen on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available mid February . RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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 ACT

It has been confirmed that phase one of the Act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1r_roadmap.pdf



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
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		