



Flat 1, Wiveliscombe House The Square, Wiveliscombe,
TA4 2JT

A surprisingly spacious unfurnished two bedroom
first floor apartment in the heart of Wiveliscombe.

Wellington 7 Miles - Taunton 10 Miles - Minehead 17 Miles

• Convenient location • Gas fired central heating • Close to local shops and
amenities • Not suitable for pets • Deposit: £888 • Council tax band
A • Available immediately • Tenant fees apply

£770 Per Calendar Month

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

COMMUNAL ENTRANCE HALL

With solid front door opening into flat.

INNER HALLWAY

With three storage cupboards. Door into

SITTING ROOM

With two large sash windows to front, radiator.

KITCHEN/DINER

With vinyl flooring, window to rear and side, range of beech fronted wall and base units, roll edge worksurface, stainless steel sink unit, space for washing machine, electric oven, gas hob with extractor fan above, radiator, wall mounted gas boiler.

BATHROOM

With wood effect linoleum flooring, suite comprising bath with shower over, wash hand basin, WC, shaver point and light, heated towel rail, extractor.

BEDROOM ONE

Double with windows to front, built in wardrobe, radiator.

BEDROOM TWO

Large single with window to side, radiator.

OUTSIDE

The property is accessed via a staircase to the rear of Wiveliscombe House, just off of the main square. Although there is no allocated garden area, there is a communal bin store to the rear.

SERVICES

Mains Electric, gas, water and drainage.

Council tax band A.

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1Mbps. (Superfast Available. No Ultrafast)

Ofcom predicted mobile coverage for voice and data: Internal - EE and Three Likely. External - EE, Three, O2 and Vodafone.

SITUATION

The property is set within the thriving town of Wiveliscombe, Somerset. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The County Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From Stags Wellington Office, turn right from the High Street on to North Street/B3187. Follow the B3187 for 5 miles going through Milverton. At the roundabout, take the 1st exit on to the B3227 signposted 'Wiveliscombe' and follow the B3227 for 3 miles. At the next roundabout, take the 2nd exit signposted 'Barnstaple' and continue into Wiveliscombe town. At the traffic lights, turn right on to the High Street and the property can be found in the centre of the town just opposite the convenience store.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and available immediately. RENT: £770 per calendar month exclusive of all charges. DEPOSIT: £888.00 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. Usual 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. 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales	63	74
EU Directive 2002/91/EC		