



Flat B (Upper Flat) 21A South Street, Wellington,  
Somerset TA21 8NR

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Conveniently positioned 2 bedroom flat in the  
heart of Wellington.

Wellington Town Centre Location - Taunton Approximately 6.5 Miles

• Town Centre Location • Two Bedrooms • Available Late April • 6 / 12  
Months Plus • Deposit: £1038 • Council Tax Band: A • Tenant Fees Apply

£900 Per Calendar Month

01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)



## ENTRANCE

Steps leading up to the front door and entrance.

## HALLWAY

Carpeted entrance hall with stairs up to the first floor landing. Doors to;

## BEDROOM 1

Spacious bedroom overlooking the front of the property, carpet, built in cupboards, night storage heater.

## BEDROOM 2

Single bedroom or could be used as an office/ dressing room. Overlooking the rear of the property, carpet, night storage heater.

## WET ROOM

Comprising of; low level WC, wash hand basin and shower.

## STAIRS

Carpeted stairs leading up to;

## LIVING / DINING ROOM

Window overlooking the rear of the property, there is space in this room for a sofa and a small dining room table and chairs. Carpet, night storage heater.

## KITCHEN

A range of units and ample work surface, stainless steel sink, washing machine, cooker and free standing fridge freezer.

## SERVICES

Mains electric, water and drainage, council tax band A.

## SITUATION

Wellington is situated just off Junction 26 of the M5 Motorway and is an attractive Somerset town located between the River Tone and the Blackdown Hills currently with a population of some 14,000 which is anticipated to grow significantly in the years to come. There is a good range of shops, schools, businesses and sports centre. The town also acts as a dormitory town for Taunton and Exeter. This property is

situated along South Street amongst a mixture of local shops and residential property.

## DIRECTIONS

Entering Wellington from Taunton ( A38), pass the Stags office on your right hand side and take the left hand turning onto South Street at the traffic lights. Continue along the road for approximately 80 yards. On the left hand side will be Sarah Hodge the hair salon, through the path to the left hand side you will find the stairs and entrance to the property.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available late April. RENT: £900 per calendar month exclusive of all charges. DEPOSIT: £1038 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing strictly through the agents.

## HOLDING DEPOSIT & 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.

## TENNAT 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			
181-391) B			
89-180) C			
55-88) D			
39-54) E			
13-38) F			
1-12) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	