



The Grainstore Nynehead, Wellington, TA21 0BU

A well presented, two bedroom barn conversion in a rural yet accessible location.

Wellington Town Centre 2.4 Miles - M5 (Junction 26) 3.3 Miles - Taunton Town Centre 6 Miles

- Two Bedrooms • Furnished/ Unfurnished • Beautiful Location • Parking for 2 Cars • Available NOW • 6 / 12 Months Plus • A Pet Considered (Terms Apply) • Council Tax Included Within Rent • Deposit: £1269 • Tenant Fees Apply

£1,200 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk



ACCOMMODATION TO INCLUDE

Patio doors leading into;

OPEN PLAN KITCHEN/DINER

A light and spacious kitchen/ dining room with a range of wall and base units, worktops, stainless steel sink and draining board, electric hob with extractor fan above and oven.

DOWNSTAIRS CLOAKROOM

Comprising of WC and wash hand basin.

SITTING ROOM

Open plan from the kitchen/ diner, carpeted sitting room with wood burner and patio doors out to the garden.

STAIRS & LANDING

Stairs rising to first floor with doors to;

BEDROOM 1

Double bedroom with dual aspect views, radiator and carpet fitted.

SHOWER ROOM

Modern shower room comprising of shower cubicle, WC, wash hand basin, towel radiator and Velux window.

BEDROOM 2

Single bedroom with, radiator, carpet and window overlooking the garden.

OUTSIDE

The property benefits from two allocated parking spaces, a lovely fenced patio area with manageable lawn.

SERVICES

Mains electric and oil heating. The water and drainage is payable to the landlord direct £40 per calendar month. Council tax is included within the rent.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/ 12 months plus, furnished/ part furnished/ unfurnished and is available NOW. RENT: £1200 per calendar month, council tax is included within the rent. The water and drainage is payable directly to the landlord at £40 per calendar month, exclusive of all other charges. A pet considered, where the agreed let permits a pet, the rent will be £1250 per calendar month. DEPOSIT: £1269 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 & 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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
92 plus) A			88
81-91) B			
69-80) C			
55-68) D		52	
39-54) E			
21-38) F			
1-20) G			
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			