



13 Willcocks Close, Wellington, TA21 8DL



A well presented, two bedroom coach house within walking distance of Wellington Town Centre.

Wellington Town Centre 0.3 Miles - M5 (Junction 26) 3 Miles

Two Double Bedrooms
Off-Road Parking
Open Plan Kitchen/Sitting
Room
Communal Garden
Available NOW
6/12 Months Plus
Council
Tax Band: B
Deposit: £1153
Tenant Fees Apply

£1,000 Per Calendar Month

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

# ACCOMMODATION TO INCLUDE

Front door with stairs rising to first floor;

#### **STAIRS & LANDING**

Carpeted stairs and landing, cupboard for storage and doors to;

### KITCHEN/ SITTING ROOM 17'11" x 9'6"

Open plan kitchen/ diner/ sitting room, very spacious and light with dual aspect. The kitchen has a range of wall and base units, and work surfaces, there is a freestanding cooker and stainless steel sink with draining board.

#### BEDROOM 1 12'

12'0" x 9'6"

Double bedroom overlooking the front of the property, this room will have new carpet laid.

#### **BEDROOM 2**

10'7" x 8'2"

Double bedroom overlooking the rear of the property.

# SHOWER ROOM

Comprising of; wash hand basin, WC, enclosed shower cubicle, towel radiator. This room will be painted to a neutral colour.

#### OUTSIDE

The property benefits from one off road parking space as well as a garage / storage space. There is a communal garden, the mowing of the lawn is to be shared between the residents.

### SERVICES

Mains electric, water and drainage. Council tax band: B. Electric heating throughout.

# LOCATION

Within walking distance of Wellington Town Centre which offers a range of local amenities, independent shops as well as education and leisure facilities.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available NOW. RENT: £1,000 per calendar month exclusive of all charges. DEPOSIT: £1,153 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.

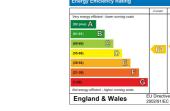


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