



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 12'0" 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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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			
131-181) B			
89-130) C			
55-88) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	67
EU Directive 2002/91/EC			