



6a High Street, Wellington, Somerset TA21 8RA

A sizeable and well presented 4 double bedroom maisonette in Town Centre location.

Wellington Town Centre

- Four Double Bedrooms • Two Reception Rooms • Parking by Negotiation • Town Centre Location • Available Mid July • 12 month plus Tenancy • Deposit: £1269 • Council Tax Band: B • Tenant Fees Apply

£1,100 Per Calendar Month

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



## ACCOMMODATION

Metal staircase leading up to an outside area where the front door will be found.

## HALLWAY

Large hallway with under stairs storage.

## CLOAKROOM

Convenient WC with wash hand basin.

## LIVING ROOM

Large carpeted room with feature fireplace and radiator.

## KITCHEN

Spacious kitchen with a range of cupboards and work surfaces, built in oven, hob and stainless steel sink with draining board. Space for fridge freezer and washing machine.

## DINING ROOM

A well lit room with space for dining room table and chairs.

## STAIRS & LANDING

Carpeted stairs and landing with storage cupboard.

## BEDROOM 1

Double bedroom with feature fireplace, carpet and radiator overlooking the front of the property.

## BATHROOM

Family bathroom comprising of; WC, bath with electric shower over, wash hand basin and towel radiator.

## BEDROOM 2

Double bedroom with feature fireplace, carpet and radiator overlooking the rear of the property.

## BEDROOM 3

Double bedroom with feature fireplace, carpet and radiator overlooking the front of the property.

## BEDROOM 4

Double bedroom with feature fireplace, carpet and radiator overlooking the front of the property.

## OUTSIDE

The property has a small, enclosed outside area. There are two parking spaces available by separate negotiation.

## SERVICES

Mains electric, gas, water and sewage. Council tax band B.

## DIRECTIONS

From our office in Wellington, cross the road at the traffic lights and walk through the alleyway next to Boots take the flight of stairs on the right hand side up to the property.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available mid July. RENT: £1,100.00 per calendar month exclusive of all charges. Sorry, no pets. DEPOSIT: £1269.00 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). 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.



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			
102 (91-111)	A		
81 (61)	B		
59 (40)	C		
35 (46)	D		
29 (54)	E	54	
21 (38)	F		
11 (29)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	