



5 Shapland Court, Shapland Road, Wellington, Somerset  
TA21 9GH

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Brand new coach house comprising two double bedrooms in a convenient and accessible location.

1.2 Miles to Wellington Town Centre - 2 Miles to M5 Junction 26

- Modern Kitchen • Allocated Parking Space • Light and Spacious • Available June • 6/ 12 Months Plus • Deposit: £1326 • Council Tax Band: TBC • Tenant Fees Apply

£1,150 Per Calendar Month

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



## ACCOMMODATION TO INCLUDE

Front door leading into;

## STAIRS & LANDING

Entrance porch with carpeted stairs leading up to the landing with large cupboard housing the boiler, heating controls, electric Fusebox and internet connection. Further doors to;

## LIVING ROOM 11'5" x 18'8"

Spacious room with two radiators, window with fitted blind and new carpet. Archway through to;

## KITCHEN/ DINER 9'2" x 10'5"

Modern fitted kitchen with a range of floor and wall units, worksurface, stainless steel sink and draining board, integrated fridge freezer, dishwasher, washer/dryer, double oven and 5 ring gas hob with extractor fan above. The dining area benefits from dual aspect with blinds fitted to both windows.

## BEDROOM 1 10'2" x 11'5"

Double bedroom with new carpet, radiator, window with fitted blind and storage cupboard.

## BEDROOM 2 11'1" x 10'5"

Double bedroom with new carpet and window with fitted blind.

## BATHROOM

Modern bathroom suite comprising; bath with shower over, WC, wash hand basin, towel radiator and window.

## OUTSIDE

To the right of the property is a bin store and one allocated parking space.

## SERVICES

Mains electric, gas, water and drainage. Council tax band TBC. According to the Ofcom Broadband checker standard, superfast and ultrafast broadband is available at the property and mobile signal is likely indoors for EE and Vodafone, limited on Three and O2 and likely for all outside.

## DIRECTIONS

From our office in Wellington at the traffic lights turn left onto South St, continue along this road take the second exit at first roundabout and the first exit and the second roundabout. At the junction turn left

onto West Buckland Road (A38), at the roundabout take the first exit turning onto Jurston Lane. Take the first left hand road follow this road to the end and turn right, follow this road and take the second left hand turning just before the park/ green area. Upon turning onto Shapland Road, turn right into Shapland Court and the property will be found on the right-hand side. What3Words: [///spun.throat.unloads](#)

## LETTINGS

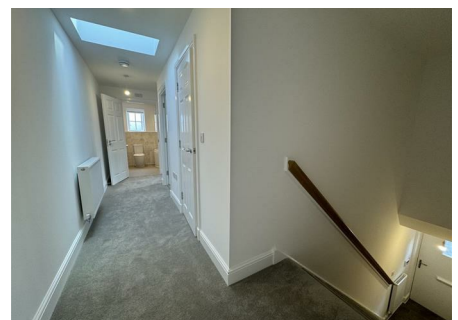
The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available June. RENT: £1150 per calendar month exclusive of all charges. DEPOSIT: £1326 returnable at end of tenancy subject to any deductions. Sorry no pets. All deposits for a property let by Stags 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.

## 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			
92-100	A		93
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		82	
England & Wales		EU Directive 2002/91/EC	