



25 The Paddocks, Wellington, TA21 8EZ

Three bedroom semi-detached house within walking distance to Wellington Town Centre.

Wellington Town Centre 0.5 Miles (Walking) - M5 Junction (26) 2.8 Miles

- Modern Kitchen • Enclosed Garden • Off-Road Parking for 1 Car • Available NOW • 6 Months • Deposit: £1500 • Council Tax Band: C • Tenant Fees Apply

£1,300 Per Calendar Month

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



ACCOMMODATION TO INCLUDE

Steps leading up to front door into;

ENTRANCE HALL

With hard flooring, radiator, stairs rising to the first floor and door through to;

SITTING ROOM

Continuation of the hard flooring, window overlooking the front of the property, radiator and understairs cupboard. Door to;

KITCHEN

Modern kitchen with shaker style units and drawers, freestanding cooker with extractor fan above, freestanding dishwasher, space and plumbing for dishwasher, space for fridge freezer. Archway leads through to;

DINING ROOM

With hard flooring, radiator, window overlooking the front of the property and patio doors lead out to the garden.

BOOT ROOM

Door from the kitchen leading to a convenient space for boots/ coats with a back door leading to the enclosed garden.

STAIRS & LANDING

Carpeted stairs and landing with airing cupboard, and doors leading to;

BEDROOM 1

Double bedroom with carpet, radiator, window overlooking the front of the property, with built in wardrobes.

BEDROOM 2

Double bedroom with carpet, radiator, window overlooking the rear garden, with built in wardrobes.

BEDROOM 3

Single bedroom with carpet, radiator, window overlooking the front of the property.

BATHROOM

Comprising; bath with shower over, wash hand basin, WC and radiator.

OUTSIDE

To the front of the property is a small grass area, patio path with steps up to the front door and off-road parking for one car. The rear garden is mainly laid to lawn with a decked area from the dining room,

SERVICES

- Electric - Mains connected
- Drainage - Mains connected
- Water - Mains connected
- Gas - Mains connected
- Heating - Gas central heating
- Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 60 Mbps, Upload 15 Mbps.
- Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
- Local Authority: Council tax band C

AGENTS NOTE

Please note, this property backs onto Wellington School. There is a side gate in the rear garden this access is pedestrian only and to only be used occasionally with permission granted from the landlord.

DIRECTIONS

From our office turn left into South Street and proceed past Wellington School, over the mini roundabout and at the second mini roundabout bear left into Pyles Thorne Road. Continue for a short distance taking the left hand turn into Birch Road. Take the first right turn into the Paddocks and on the corner and follow the road to the end where the property can be found on your left.

SITUATION

Located on the popular South side of Wellington and benefits from being within walking distance of the reputable Wellington School and the town centre. Wellington town offers an excellent range of shopping, recreational and scholastic facilities together with easy access to the M5 motorway situated on the eastern outskirts of the town. The County town of Taunton is within 8 miles of the property where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

LETTING

The property is available to let on an assured shorthold tenancy for 6 months, unfurnished and is available NOW. RENT: £1300 per calendar month exclusive of all charges. Sorry, no pets. DEPOSIT: £1500 returnable at end of tenancy subject to any deductions. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		87
81-91	B		
69-80	C	67	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	