



**STAGS**

13 Grange Close, Wellington, Somerset TA21 8PX

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A spacious four bedroom, detached home within walking distance of Wellington Town Centre with local amenities and Wellington School.

0.3 Miles to Wellington Town Centre - 2.4 Miles to M5 Junction 26

• Front & Rear Garden • Double Garage • Off-Road Parking • Available June • 6 Months • Deposit: £1961 • Council Tax Band: F • Tenant Fees Apply

**£1,700 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE

Front door with enclosed, double glazed entrance porch with door leading into;

## ENTRANCE HALLWAY

Large entrance hallway with storage cupboards, carpet, and doors to;

## DINING ROOM

Overlooking the front over the property with carpet and radiator.

## SHOWER ROOM

Comprising of; WC, wash hand basin within vanity unit, shower cubicle and towel radiator.

## SITTING ROOM

Light room with patio doors and window opening to the rear garden, carpet and radiator.

## KITCHEN

From the sitting room, the modern kitchen is fitted with a range of floor and wall units, integrated dishwasher, built in double oven, gas hob with extractor above, stainless steel sink with draining board, space for free standing fridge freezer. Integral door leading into the double garage and door leading out to the garden.

## STAIRS & LANDING

Carpeted stairs and landing leading up to;

## BEDROOM 1

Double bedroom with carpet, radiator and over looking the rear garden.

## BEDROOM 2

Further double bedroom with carpet, radiator and over looking the rear garden.

## BEDROOM 3

Double bedroom with carpet, radiator and over looking the front of the property.

## BEDROOM 4

Smaller double bedroom with carpet and radiator, overlooking the front of the property

## BATHROOM

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

## OUTSIDE

To the front of the property is ample off-road parking on the driveway, access to the double garage with electricity and plumbing for washing machine. The front garden is made up of gravel and shrubs. To the rear of the property is a large garden with a grass area, patio and side access.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 16 Mbps,

Upload 1 Mbps. Superfast: Download 82 Mbps, Upload 20 Mbps.

Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on

EE, O2 and Vodafone. External likely on EE, Three, O2 and Vodafone

Local Authority: Council tax band F

## DIRECTIONS

From our Stags Wellington office, turn left at the traffic lights onto South Street, continue along this road taking the second exit at the first roundabout and second exit at the second roundabout turning onto Wellesley Park follow this road and take the first right hand turning onto Grange Close, take the right hand fork and the property will be found on the left hand side.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 6 months, unfurnished and is available Mid June. RENT: £1700 per calendar month exclusive of all charges. DEPOSIT: £1961 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC