



59 Barrington Way, Wellington, Somerset TA21 9BA

Well presented three bedroom property in a convenient residential location.

Approximate distance to Wellington 1.6 miles

• Master en-suite • Garage • Garden • Available mid-late December • 6/12 Months Plus • A Pet considered(terms apply) • Deposit: £1557 • Council Tax Band: C • Tenant Fees Apply

£1,350 Per Calendar Month

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

ENTRANCE HALLWAY

Stairs leading to first floor and doors leading off to:

CLOAKROOM

Low level white suite, Wash hand basin

SITTING ROOM

Spacious and light room with views across to the green.

KITCHEN/DINER

Range of modern wall and base units, integrated appliances include: two ovens, gas hob and fridge freezer. Space and plumbing for washing machine in the utilities cupboard in entrance hallway.

Dining area has space for table and chairs, French doors lead out onto patio,

STAIRS & LANDING

Airing cupboard. Hatch to loft space

MASTER BEDROOM

Front aspect, double bedroom with built in wardrobes, door to:

EN-SUITE

Low level WC, wash hand basin, double walk in shower, heated towel rail and extractor fan.

BEDROOM 2

Rear aspect double bedroom overlooking the garden,

BEDROOM 3

Rear aspect single bedroom.

BATHROOM

Modern white suite with low level WC, wash hand basin, bath with shower over. Heated towel rail.

OUTSIDE

Walled garden to the rear, large patio area, pathway with pedestrian access to the driveway at the rear which in turn leads to the garage with up and over door. Power and light connected. To the front of the property there is a delightful green space.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal O2 and Vodafone. External EE, Three, O2 and Vodafone

Local Authority: Council tax band C

SITUATION

Rockwell green is a short walk away which has a good range of local amenities including convenience store, public house, butchers, church, primary school and fish and chip shop. Wellington is also nearby which has a larger range of shops, swimming pool and cinema. The County Town of Taunton is approximately 9 miles away.

DIRECTIONS

From the centre of Wellington proceed through the Town towards Exeter, at the traffic lights in Rockwell Green, continue straight for approximately 300 meters and turn left into Bagley road, left again into Barrington Road where the property can be found in front of you.

AGENTS NOTE

Please note, the photos used are from 2019.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid-late December. RENT: £1,350 per calendar month, exclusive of all charges. A pet considered. Where the agreed let permits pets the rent will be £1,400 per calendar month. DEPOSIT: £1557 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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		91
(81-91) B		
(69-80) C	80	
(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		