



STAGS

26 George Street, Wellington, TA21 8JA

Wellington Town Centre approx. 0.5 miles - Close to M5 Junction-Taunton 6 miles

• Close to centre • Character features • Lounge • Dining room • Kitchen • Garden • Council Tax band B • 6/12 months plus • Deposit £1380 • Tenant fees apply

£1,150 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

Entrance Hall

Entered via a wood front door with obscure glaze panels into a small porch. Further wooden door into hallway. Stripped wood flooring, stairs to 1st floor and doors to lounge, dining room and kitchen.

Lounge

14'7" x 13'1"

Open Fire with wood mantle over. uPVC double glazed bay window to front aspect, picture rails, radiators and stripped wood flooring.

Dining room

14'7" into chimney x 11'10"

Wood burning stove set on tiled hearth, laminate flooring, radiator, thermostat and understairs storage cupboard housing combination boiler and gas meter.

Lean too

17'10" x 6'9"

Tiled floor, Perspex roof and uPVC double glazed doors and windows to garden.

Kitchen

Cream wall, drawer and base units with black work surface over. Freestanding range style oven and gas hob and electric oven. Tiled flooring, uPVC double glazed window overlooking garden and stainless steel sink with mixer tap over.

1st Floor Landing

Doors to bedrooms and bathroom

Bedroom 1

14'10" into window x 10'5"

Two uPVC double glazed windows to front aspect, 2 radiators, feature cast iron fireplace and built in cupboard.

Bedroom 2

9'6" x 9'0"

uPVC double glazed window overlooking rear garden, radiator.

Bathroom

9'6" x 5'2"

Fitted with a white suite comprising: Low level WC, wash hand basin with large drawers built in under and medicine cabinet over. Panelled bath with Thermo shower over. Heater towel rail, feature cast iron fireplace and obscure uPVC double glazed window.

Bedroom 3/loft room

With sloping ceilings and uPVC double glazed window overlooking rear garden and beyond.

Outside

The property has a level rear garden. There is a shared path running along the side of the house into the garden and on road parking

Services

Mains electric gas, water and drainage.
Gas central heating
Council tax band B.

Ofcom predicted Broadband
Standard 16 Mbps 1 Mbps Good
Superfast 58 Mbps 10 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

Situation

George Street is situated half a mile away from Wellington town centre, just off

Station Road. Wellington offers a wide selection of shopping, recreational and scholastic facilities. The M5 motorway is situated on the eastern outskirts of the town, just a short drive away, with the County Town of Taunton within 7 miles. Both Taunton & City of Exeter provide an even greater selection of facilities can be found together with a main line rail link to London Paddington.

Directions

From our Wellington office, turn right on to North Street and follow the road for half a mile before turning right on to George Street. The property can be found a short distance down on the left hand side.

Lettings

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available End January 2026 RENT: £1200 exclusive of all charges. DEPOSIT: £1380 returnable at end of tenancy, subject to 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. 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.

Renters Right Act

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_Renters_Bill.pdf

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
62		78
England & Wales		EU Directive 2002/91/EC