



5E North Street, Wellington, TA21 8LX

A well presented semi-detached house with private parking situated in the heart of Wellington.

Walking distance to Town Centre Taunton 7 miles

• Town Centre Location • Open Plan Lounge/Kitchen • Cloakroom • Parking for One Car • Gas Central Heating • Prefer No Pets • Deposit £1032 • Available Mid July • Council Tax Band A • Tenant fees apply

£895 Per Calendar Month

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

ACCOMODATION TO INCLUDE:

Front door leads into:

OPEN PLAN LOUNGE/KITCHEN

18'1" x 9'1" - kitchen area 8'4" x 6'7"

Wood flooring throughout. Radiator, pale grey walls, vertical blinds. Kitchen area has range of wall and base high gloss grey units. Grey marble worktop. Integral washing machine, dishwasher, fridge with freezer compartment. Induction hob, electric oven. Extractor hood. Vertical blinds. Door in lounge area to:

CLOAKROOM

6'7" x 3'6"

White sink in vanity unit. White low level toilet. Grey tiled floor. Extractor fan

STAIRS & LANDING

Wood flooring, wooden banister

BEDROOM

10'9" x 9'8"

Wooden flooring, radiator, large built in cupboard with light and hanging rail. Grey vertical blinds, light grey curtains. Magnolia painted walls

BOILER/STORE ROOM

3'11" x 6'9"

Wooden flooring, radiator, gas boiler

BATHROOM

7'4" x 6'7"

Grey tiled floor. White bathroom suite with shower over bath. Electric heated towel rail. Bathroom cabinet. Grey vertical blinds.

OUTSIDE

Paved parking area for one car outside front door

SERVICES

Mains Electric, Gas and Water

Council Tax Band A.

Good outdoor and in-home mobile coverage - EE, O2, Three and Vodafone (Ofcom.)

Ofcom Predicted Broadband Download: Standard 18 Mbps (Ultrafast Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Ultrafast Available)

Council Tax A

SITUATION

The property is located in the centre of Wellington with a variety of shops, amenities and local services just a short walk away. M5 Junction 26 and the A38 are both just a few minutes drive away providing excellent transport links to Taunton, Tiverton, Exeter and beyond.

DIRECTIONS

From the Stags office turn right down North Street. After the small park area turn left, bear round the property and the house is in front of you

LETTING (Where the landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £895 pcm exclusive of all charges. DEPOSIT: £1032 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.

The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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 ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://stags.co.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.



7 High Street, Wellington, TA21 8QT
01823 662234
rentals.somerset@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales		
EU Directive 2002/91/EC		