



1A Moose Hall Bulford, Wellington, TA21 8DE

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A 3 bedroom ground floor flat with private entrance located in the heart of Wellington.

Walking distance to town - M5 J 3 miles - Taunton 7 miles

- 3 bedroom ground floor apartment
- Lounge
- Kitchen
- Small outside area
- Council Tax band B
- Deposit £1269
- Available Mid May 2026
- Tenant fees apply
- EPC D

£1,100 Per Month

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## ACCOMODATION TO INCLUDE:

### ENTRANCE HALL

Entered via a large wooden front door opening into hallway.

### BEDROOM 13'10 x 6

2 Large feature window to rear aspect, 2 x radiators, carpet.

### BEDROOM 12'7 x 8'6

Window to front aspect, radiator, carpet,

### LOUNGE 25' into door recess x 9'10

2 large feature windows to front aspect, 2 x radiators and carpets.

### BEDROOM 13'10 x 6

Window to front aspect, radiator.

### BATHROOM

White suite with low level WC, pedestal wash hand basin, panelled bath and fully tiled shower cubicle. Obscure window to rear aspect.

### KITCHEN

Galley style kitchen with wall, drawer and base units, built in oven, hob and extractor and freestanding fridge/freezer, washing machine and tumble dryer. Window to side aspect.

### OUTSIDE

From the rear lobby is a wooden door leading to a small area of outdoor space ideal for drying clothes.

### SERVICES

All mains services.

Good outdoor and in-home mobile coverage - EE, O2, Three and Vodafone (Ofcom.) This property benefits from Ultrafast broadband (Ofcom.)

Council Tax Band B

### SITUATION

Located on the south side of Wellington, this favoured area is within walking distance of the town centre, which provides a wide variety of shopping, leisure, and educational amenities, along with convenient access to the M5 motorway. The county town of Taunton lies just 6.5 miles away, offering an even broader range of facilities as well as a mainline rail service to London Paddington.

### DIRECTIONS

From the Stags Wellington office through the traffic traffic lights at the junction of North/ South Street, past the Co-op and then turn left onto Bulford. Moose Hall will be found on your left hand side.

## 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: £1100 pcm exclusive of all charges. DEPOSIT: £1269 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 FEE & 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.



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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	66	75
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	