



Incorporating



**BEACON LEE & WARD**  
RESIDENTIAL LETTINGS

9 High Street, Wiveliscombe, Taunton, Somerset TA4  
2JX

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A well presented one bedroom top floor flat in Grade II  
list building set in the thriving town of Wiveliscombe.

Wellington 7 Miles - Taunton 10 Miles - Minehead 17 Miles

- Second Floor Flat • Central Location • Electric Heating • 6/12 Months Plus • Viewing recommended • Available early May 2026 • Council Tax Band A • Tenant fees apply

**£595 Per Calendar Month**

01823 662234 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMODATION TO INCLUDE:

### ENTRANCE

A communal front door and stairs lead to the top floor flat. Front door opens to an entrance hallway with fitted grey wooden vinyl flooring, pendant light and mirror. Door leading to:

### BEDROOM

With fitted brown speckled carpet, two built in wardrobe cupboards, recently fitted electric night storage heaters, and double glazed window to front.

### LIVING ROOM

With grey fitted carpet, double glazed window to the rear, recently fitted night storage heaters, pendant light, door leading to storage cupboard, further door leading to:

### CLOAKROOM / WC

With white ceramic WC, grey wooden flooring, pendant light and single glazed window to side.

### BATHROOM

With ceramic bath and electric up and over shower, a ceramic wash hand basin, stone fitted stone tile style vinyl flooring, enclosed light and mirror.

### KITCHEN / BREAKFAST ROOM

A range of floor and wall white wooden fronted cupboards, wooden rolltop countertop, stainless steel sink and draining board, spotlights, fitted stone tile style fitted vinyl flooring, washing machine, free standing electric oven and hob, fridge/freezer, and double glazed window to rear.

### SERVICES

Mains Electric

Mains Water

Electric Night Storage Heaters (recently fitted)

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps. (Superfast Available)

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

Local Authority: Council tax band A

### SITUATION

The property is set within the thriving town of Wiveliscombe, Somerset. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

### DIRECTIONS

From Stags Wellington Office, turn right from the High Street on to North Street/B3187. Follow the B3187 for 5 miles going through Milverton. At the roundabout, take the 1st exit on to the B3227 signposted 'Wiveliscombe' and follow the B3227 for 3 miles. At the next roundabout, take the 2nd exit signposted 'Barnstaple' and continue in to Wiveliscombe town. At the traffic

lights, turn right on to the High Street and the property can be found on the right 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: £595pcm exclusive of all charges. DEPOSIT: £686 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	54
EU Directive 2002/91/EC			