



STAGS

1A Moose Hall Bulford, Wellington, TA21 8DE

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 £1326 • Available Mid May 2026 • Tenant fees apply • EPC D

£1,150 Per Month

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

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 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.

Lettings Details

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available mid May . RENT: £1150 per calendar month exclusive of all charges. DEPOSIT: £1326 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. Usual references required. Viewings strictly through the agents.

Tenant

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 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/6915beb8bc34c86c/_roadmap.pdf



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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