

STAGS

14 Prices Avenue, Wellington, Somerset TA21 8DS

Modern and well presented two bedroom coach house within walking distance to Wellington town centre.

Approximate distance from; Wellington Town Centre 0.8 miles - Junction 26, M5 2 miles

• Coach House • Two Double Bedrooms • Modern Kitchen • Garage • Allocated Parking Space • Utility Room • Tenant Fees Apply • Available January. • Deposit £1269. • Prefer No Pets

£1,100 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION
Front door leading to inner hallway and stairs up to;

LIVING / DINING ROOM
Open plan living and dining room with dual aspect windows offering ample light into this generous sized room.

KITCHEN
Modern fitted kitchen with a range of wall and base units; built in oven, hob and extractor fan. There will be an under counter fridge, freezer and dishwasher.

HALLWAY
Carpeted hallway leading to;

UTILITY ROOM
Convenient and practical utility room with wall units, worktop and washing machine. Space for tumble dryer.

BATHROOM
Modern bathroom with white suite comprising; WC, wash hand basin, bath with shower over.

BEDROOM 1
Generous size double bedroom, over looking the front of the property, neutral decor.

BEDROOM 2
Double bedroom overlooking the rear of the property, neutral decor.

GARAGE
Large garage with up and over door, under stairs storage and is integral to the downstairs hallway.

OUTSIDE
This property does not have a garden, there is one allocated parking space.

SERVICES
Mains Electric, Gas and Water.
Council Tax Band B.
Ofcom Predicted Mobile Broadband
mobile - Good outdoors for EE, O2, Three & Vodaphone. EE is variable indoors
Broadband - Standard 16mbps download - 1mbps upload
Superfast - 1800mbps download - 1000mbps upload

DIRECTIONS
From our Stags office in Wellington proceed along the High Street, through the traffic lights onto Taunton Road. After approximately 700 yards take the first exit onto Lillebonne Way. Continue along Lillebonne Way and take your first right hand turning onto Prices Avenue, take the first right hand turn and follow this road to the left, take your first left hand turning where you will find the property on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available January. 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 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.

RNETERS 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.





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.

STAGS
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