

STAGS

14b Fore Street, Wellington, Somerset TA21 8AQ

## One bedroom balcony flat in a quiet, convenient location, with courtyard garden and parking.

Walking distance to local shops and all of the amenities that Wellington has to offer

• Newly Redecorated • Balcony • Parking for One Car • Double Bedroom • Open Plan Living Room/Kitchen • Central Location • Prefer No Pets • Deposit £1067 • Council Tax Band A • Tenant Fees Apply

## £925 Per Calendar Month

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

## ENTRANCE
Communal entrance with own private front door leading up the stairs to:

## HALLWAY
Entry phone, cupboard for storage, electric heater, good space for shelving or desk, doors leading to:

## OPEN PLAN LIVING ROOM/KITCHEN
Lovely bright spacious room. electric heater. Attractive range of units including fridge/freezer, washing machine and electric oven. Television aerial. Patio doors leading out to :

## BALCONY
Super sun trap, ideal for morning coffee or evening meal, steps lead down to the private garden under balcony and outside sections.

## BEDROOM
Double bedroom with electric heater, television point.

## SHOWER ROOM
Shower cubicle with Mira electric shower, WC, wash hand basin inset into vanity unit with storage and mirrored cabinet above. Heated Towel rail with cupboard housing water heater underneath.

## OUTSIDE
The balcony is a lovely feature of this recently converted property, there is also the benefit of outside garden which is easily maintained gravel area. There is also parking space for one car.

## SITUATION
Situated in a quiet residential area but very close to local shopping facilities and Waitrose. Good transport links to Taunton and the M5.

## SERVICES
Mains Electricity
Water - £35pcm to be paid to landlord for water charges.
Council Tax Band A
Ofcom Predicted Mobile Service: EE, O2, Three and Vodafone all available.
Ofcom Predicted Broadband Speeds: Standard speeds 17Mbps download and 1Mbps upload. Superfast and Ultrafast broadband available.

## DIRECTIONS
The property can be accessed from the rear of Fore Street. entering Bulford Lane (opposite the entrance to Wellington School, )walk through the rear of the car park of Dukes Court, there is a path which leads to the rear parking area and garden of the property. The front door can be accessed by entering the wooden gate.

## LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £925 pcm exclusive of all charges. DEPOSIT: £1067 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 AND 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.





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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