



**STAGS**

15 Burnett Avenue, Wellington, TA21 9RR

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A delightful brand new home situated in this popular location on the edge of Wellington. The property is finished to a high standard and early viewing is advised to avoid disappointment.

• Brand New • Popular Location • Three Bedrooms (1 Ensuite) • Prefer no pets • Garage & Off-road Parking • Deposit £1730 • Council Tax Band D • 6/12 months • Available January • Tenant Fees Apply

**£1,500 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE:

Entry via a composite double glazed door to

## ENTRANCE HALLWAY

Vinyl flooring, radiator, understairs storage cupboard, doors into lounge

## LOUNGE

14'5" x 9'6"

UPVC double glazed windows to the front, radiator, central heating thermostat and fully fitted beige carpet

## CLOAKROOM

Suite comprising of WC, wash basin with mixer tap, tiled flooring and half-tiled walls, radiator, extractor

## KITCHEN/BREAKFAST ROOM

UPVC double glazed double doors into garden, radiator, tiled flooring, range of wall and base units with wood effect, work surface over, one and a half stainless steel sink units, mixer tap, UPVC double-glazed window overlooking rear garden, integral AEG dishwasher, integral Electrolux washing machine, integral Electrolux fridge-freezer, built-in AEG one and a half ovens, 5 burner gas AEG hob, spotlights

## STAIRS/LANDING

Beige carpeted stairs up to landing, hatch to loft, [B] in cupboard housing boiler and further [B] in cupboard stair [biuk]

## BEDROOM TWO

9'10" x 9'7"

DOUBLE with beige carpet, UPVC double glazed window at the front, radiator

## BEDROOM ONE

9'10" x 12'1"

DOUBLE UPVC double glazed window at rear, beige carpet, radiator, door to:-

ENSUITE shower room, vinyl flooring, fully-tiled double shower cubicle with thermo-shower, heated towel rail, low-level WC, wash hand basin with mixer tap, light and shower point, spotlights and UPVC double glazed obscured window.

## BEDROOM THREE

7'1" x 10'2"

DOUBLE, into door recess, beige carpet, radiator, UPVC double glazed window overlooking rear garden

## FAMILY BATHROOM

7'2" x 6'2"

Vinyl flooring, half tiled and fully tiled surrounding bath, panelled bath, thermo-shower, [ext], low-level WC, wash-hand basin, vanity unit under UPVC double-glazed window at the front, shaver point, light

## OUTSIDE

Garden laid mainly to lawn - level- gate - slope, patio side door to dive and garage

Garage with up-and-over door plus two additional car parking spaces

## SERVICES

Mains electric, Gas and Water

Gas central heating

Council Tax band

Ofcom predicted broadband services -

Ofcom predicted mobile coverage for voice and data:

## SITUATION

A brand new semi detached home at Jurston Fields on the eastern fringe of Wellington town centre within easy reach of the town centre and the M5 Junction. Wellington offers a good selection of shops, recreation and schools. The county town of Taunton is just 7 miles away where a greater selection of facilities can be found together with a main line train station to London Paddington

## DIRECTIONS

Start on High Street, Wellington, head south on High Street toward South Street.

At the junction with South Street, continue onto Pyles Thorne Road (following signs toward Church / A38). Continue along Pyles Thorne Road and then take the left turning into the Jurston Fields estate area. Burnett Avenue will be found towards the end of the estate in the far corner.

## LETTINGS

The property is available to rent on a renewable assured shorthold tenancy for 12 months plus, unfurnished and is available early January 2026. RENT: £1500 exclusive of all charges. DEPOSIT: £1730 returnable at end of tenancy, subject to 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. Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## 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

It has been confirmed that phase one of the aCT 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_rights\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		