



19 Wardleworth Way, Wellington, TA21 0BA

A 2 bedroom home situated within close proximity to the centre of Wellington. Enjoying lounge, kitchen, 2 bedrooms, bathroom and garden.

Wellington Town Centre 1 mile - M5 J26 3.5 miles - Taunton 8 miles

• 2 bedroom house • Lounge • Kitchen • Garden • Council tax Band B • Available Early May 2026 • Deposit £1148 • Tenant fees apply

£950 Per Calendar Month

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

ENTRANCE PORCH

Entered via an obscure uPVC double glazed door opening into small porch area. Wall mounted fuse box. and door into

LOUNGE 15'6 x 12'5

uPVC double glazed window to front aspect, electric heater, newly fitted carpet and stairs to 1st floor.

KITCHEN 18'8 x 7'9

With uPVC double glazed window and door to garden. Small breakfast bar. Fitted with a range of white, wall, drawer and above a black fleck work surface over, freestanding oven and space for appliance.

STAIRS/LANDING

Newly fitted carpet and hatch to loft space.

BEDROOM 1 12'3 x 8'2

uPVC double glazed window overlooking front aspect, electric heater and newly fitted carpet.

BEDROOM 2 12'6 x 7'3

uPVC double glazed window overlooking rear aspect, electric heater and newly fitted carpet.

BATHROOM

White suite with low level WC, pedestal wash hand basin and panelled bath with Mira sport electric shower over.

OUTSIDE

The rear garden enclosed and is laid in the main to lawn.

SERVICES

Mains water & drainage. Council tax band B.

Ofcom projected Broadband: Standard download 12mbps Upload 1mbps

SITUATION

The property is situated in the heart of Wellington with easy links to the M5, Taunton and Exeter as well as being within reach of Wellington town centre with its range of shops, schools, churches and local amenities.

DIRECTIONS

Starting on High Street, head southeast toward North Street. Turn right onto North Street. Continue along North Street until it becomes Waterloo Road. Continue on Waterloo Road, then onto Station Road and then cross the railway bridge.

After the bridge, take the first right turn into Wardleworth Way. Follow road and the property will be found on your left hand side.

LETTING DETAILS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available early May 2026 RENT: £950 exclusive of all charges. DEPOSIT: £1096 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 & 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

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 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/6915beb8bc34c86ce4e6e730/ltr_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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	