



15 Burnett Avenue, Wellington, TA21 9RR

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

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

ACCOMMODATION TO INCLUDE:

Entry via a composite double glazed door to

ENTRANCE HALLWAY

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

LOUNGE

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 drive 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:



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.



7 High Street, Wellington, TA21 8QT
01823 662234
rentals.somerset@stags.co.uk



@StagsProperty



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (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 | |