



6 Damson Row, Torres Vedras Drive, Wellington, TA21 9BN

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A superbly presented three bedroom semi-detached house situated within the Cades Farm development on the edge of Wellington.

Wellington Town Centre 0.8 Mile - M5 Junction 26 1.7 Miles - Taunton 6 Miles - Tiverton 17.4 Miles

• Close to Travel links • Garage and Parking • Enclosed garden • Gas Central Heating • Pet considered • Available early February • Council Tax band C • Deposit £1442 • Tenant fees apply

£1,250 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

Red stone slabbed steps lead up to the UPVC front door opening to:

## ENTRANCE HALLWAY

Spacious hallway, pendant light, radiator. Large coir mat and grey fitted carpet. Inner door and also door into;

## CLOAKROOM

4'9" x 2'7"

Fully tiled floor, window to front, pendant light, white ceramic toilet and wash hand basin, radiator

## LOUNGE

18'0" x 12'11"

Good size room with feature bay window. Curtain track. Grey fitted carpet. Radiator, light pendant, TV and telephone points. Door into;

## KITCHEN/DINING ROOM

11'2" x 16'0"

Fully tiled floor, door to large understairs cupboard, radiator, vertical blinds on patio doors into garden. Kitchen has a range of cream fronted wall and base units with wood effect worktop and red tiles. Gas boiler. Space for washing machine, dishwasher and fridge/freezer. Integral gas hob and electric oven with extractor hood. Matching vertical blinds to window overlooking back garden

## STAIRS/LANDING

Heading up to first floor, fitted carpet. Large cupboard with slatted shelves Loft hatch

## BEDROOM ONE

13'0" x 11'7"

Double bedroom with feature bay window with curtain track. Radiator, TV and telephone points. Door leading into;

## EN-SUITE SHOWER ROOM 3'4" x 8'0" into shower cubicle

Fully tiled shower cubicle with glass door and electric shower. White wash hand basin and toilet. Radiator, blind and shaver point. Vinyl flooring

## BEDROOM TWO

9'4" x 9'1"

Double bedroom with fitted carpet and window to the rear. Curtain track, radiator, TV and telephone points

## BEDROOM THREE

9'4" x 6'8"

Single size bedroom with fitted carpet and window to the rear. Radiator and curtain track

## BATHROOM

6'0" x 7'3"

White toilet, bath and hand basin. Roller blind. 2 towel rails. Vinyl flooring. Window to side

## OUTSIDE

To the front of the property is tarmac driveway with parking for one car as well as a small front garden area, half artificial grass and half planted borders.

The garage to the front is a single garage with up and over door and has light and power along with back door accessing the rear garden. Also side gate to access garden which is good sized and fully enclosed with a patio to the immediate rear with the remainder laid to lawn.

## SERVICES

Mains Electric, gas, water and drainage.

Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone all Likely.

Ofcom Predicted Broadband Download: Standard 16 Mbps ( Superfast and Ultrafast available )

Ofcom Predicted Broadband Upload: Standard 1 Mbps ( Superfast and Ultrafast available )

Council Tax Band C.

## SITUATION

The property is found on the Cades Farm development to the east of Wellington. It is conveniently situated with the town centre of Wellington within 1 mile of the property which offers a wider selection of shopping, recreational and scholastic facilities together with access to the M5 motorway. The County Town of Taunton is within 7 miles of the property, where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

## DIRECTIONS

From the Wellington office, head up the high street on to Taunton Road heading towards the M5. At the Poole roundabout (by Lidl), take the 3rd exit on to Torres Vedras Drive and continue as it becomes Damson row. The property will be found on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available mid October. RENT: £1250 pcm exclusive of all charges. DEPOSIT: £1442 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.

## 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 RIGHT S BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the 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).



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		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		