



Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

38 Thomas Place, Wellington, TA21 8FA

A modern, detached unfurnished four bedroom house situated on the edge of Wellington.

Town Centre 1 mile Taunton 6 miles Exeter 27 miles

• Sitting Room • Kitchen/Dining Room • Utility • Two Ensuite Shower Rooms • Garden, Driveway & Garage • Deposit £1788 • 6 months plus • Council tax band E • Available early March • Tenant fees apply

£1,550 Per Calendar Month

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

ACCOMODATION TO INCLUDE

Via outer covered porch with wood effect front door leading to:

HALLWAY

With fitted carpet, stairs, radiator, light fittings, smoke alarm, Telephone point door to:

CLOAKROOM

Vinyl flooring, white suite of wash hand basin, WC, fan, light fitting, radiator.

SITTING ROOM

Large reception room with window to front, two radiators, TV and Satellite points, Phone point, curtain pole, (curtains), fitted carpet.

KITCHEN/DINING ROOM

Impressive modern large kitchen dining room with good range of white quiet close wall and floor cupboards, black marble effect worktops, integral fridge/freezer and dishwasher, double electric oven and separate electric hob with extractor hood, inset black sink unit with swan neck mixer tap, radiator, spotlights, vinyl flooring. French doors to patio and rear gardens, blinds. Telephone point.

UTILITY ROOM

Double sided utility room with plumbing for washing machine, and optional washing machine, space for dryer, useful cupboards, Combi gas boiler, radiator, vinyl flooring, ceiling light, internal door to garage.

FIRST FLOOR STAIRS AND LANDING

Via carpeted staircase, landing with airing cupboard, radiator, fitted carpet.

MASTER BEDROOM

Large double size bedroom with window to rear, radiator, lights, fitted carpet, Telephone, TV and satellite points, leading to:

DRESSING AREA

with built in mirror front wardrobes, radiator, window to front, blinds, carpet, leading to:

ENSUITE

with vinyl flooring, white suite with fully tiled double sized shower cubicle, wash hand basin, WC, fan, spot lights, mirror, window to front.

BEDROOM TWO (FRONT)

Large double size with window to front, radiator, curtain pole (curtains), fitted carpet, door leading to:

ENSUITE

with vinyl flooring, white suite of fully tiled double sized shower cubicle, wash hand basin, WC, fan, spotlights, mirror, radiator, window to front.

BEDROOM THREE

Double size with radiator, central light fitting, fitted carpet, curtain pole (curtains) window to rear.

BEDROOM FOUR

Good single/small double size with radiator, central light, fitted carpet, curtain pole (curtains) window to rear.

FAMILY BATHROOM

With white suite of bath, hand basin & WC. Window to side, heated towel rail, spotlights, vinyl flooring.

OUTSIDE

The garden to front has lawn, mature shrubs and hedging, borders and tarmac drive giving parking for 2-3 cars. The rear is terraced on two levels mostly laid to lawn with steps leading down. The higher terrace has a patio area, lawn, and access to a side path with pedestrian gate leading to the front of the property. The lower terrace is laid to lawn and provides a good sized private enclosed garden space. There is a drive and single garage.

SERVICES

Mains electric, gas, water & drainage.

Council tax band E

Ofcom projected Broadband: Standard - Download: 15Mbps Upload: 1Mbps (Ultrafast available also)

Ofcom projected Mobile Data: Indoor Limited on all networks: Three, O2, EE & Vodafone

DIRECTIONS

From junction 26 of the M5 proceed towards Wellington after passing Lidl on the right hand side, at the next roundabout take the second exit into Lillebonne Way taking the first turning left into Thomas Place.

SITUATION

The property is situated on the edge of Wellington with easy links to Taunton, the M5 and open countryside as well as being within reach of the town centre, shops, schools, churches and local amenities.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6 months plus, unfurnished and is available early March. RENT: £1550 exclusive of all charges. DEPOSIT: £1788 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.



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 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(43-54) E		
(31-42) F		
(13-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC