



15 Richards Close, Wellington, Somerset TA21 0BD

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Detached two bedroom bungalow in a quiet residential area.

Approximately 1 miles to Wellington Town Centre

• Detached bungalow • Two bedrooms • Private gardens • Garage • Available end May 2026 • 12 Months Plus • Pets Considered (Terms Apply) • Deposit £1384 • Council Tax Band: C • Tenant fees apply

£1,200 Per Calendar Month

01823 662234 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMODATION TO INCLUDE:

### ENTRANCE HALL

Entrance hall with doors leading off to:

### LOUNGE

Window with aspect to the front.

### KITCHEN

Fitted kitchen with a range of drawer, base and wall units White butler sink, electric freestanding oven.

### CONSERVATORY

Doors leading to rear garden.

### BATHROOM

Bath with shower over, WC, sink with storage underneath and further useful storage shelves, heated towel rail and electric wall heater.

### BEDROOM 1

Double bedroom to the rear with views across the garden.

### BEDROOM 2

Single bedroom with useful storage cupboards, door leading to the conservatory.

### OUTSIDE

There are gardens to the front and rear which include fruit bushes and trees, vegetable patch, attractive shrubs, side door to garage which has power and light. There is one parking space for a car and the garage. There is a turning space adjacent to the front garden which must be left clear. To the side of the property there is a side lobby which could be used for a washing machine/tumble dryer etc.

### SERVICES

Mains electric, water & sewerage.

Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone All good outdoors - variable indoors

Ofcom Predicted Broadband Download: Standard 12 Mbps ( Ultrafast available )

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

Council Tax band C

### DIRECTIONS

From the Stags office in Wellington, head South-East towards the B3187, Turn right on to North Street, continue along the B3187, turn right into Wardleworth Way, turn left onto Richards close, on your left there is a small turning which leads to number 15.

## LETTING (Where the landlord will consider pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384 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.

Pets may be considered at this property subject to a vetting application.

## HOLDING FEE & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

## 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

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.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.



7 High Street, Wellington, TA21 8QT  
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
192-201	A		
155-191	B		
120-154	C	69	
92-119	D		
62-91	E		
35-61	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	