



41 Singh Street, Wellington, TA21 9RH

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A brand new 2 bedroom property situated in this popular location on the edge of Wellington with 2 double bedrooms, ensuite and 2 allocated parking spaces.

Wellington Town Centre 1 Mile M5 Junction 1.5 Miles Taunton 7 Miles

• Brand new home • 2 double bedrooms • Bathroom • Garden • 2 allocated parking spaces • Long term • Deposit £1557 • Council tax band C/D TBC • Tenant fees apply

**£1,350 Per Calendar Month**

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## ACCOMODATION TO INCLUDE:

### ENTRANCE HALL

Composite front door with glazed panels, stairs to first floor, radiator, grey vinyl flooring.

### LOUNGE AREA

14'0" x 11'4"

With uPVC double glazed window to front aspect, 2 radiators, thermostat. Large understairs storage cupboard housing consumer unit, vinyl flooring. Open plan into:

### KITCHEN AREA

10'2" into cupboard x 10'11"

Fitted with a range of wall, drawer and base units with pull out drawers and work surface over, Built in 4 ring gas hob, extractor hood and oven. Built in dishwasher and fridge/freezer. One and a half bowl stainless steel sink unit with mixer tap over, uPVC double glazed window overlooking rear garden. Tiled flooring.

### REAR LOBBY

With space for small appliance, tiled flooring, uPVC double glazed door to garden and door to:

### CLOAKROOM

Low level WC, pedestal wash hand basin, radiator and tiled flooring.

### STAIRS/LANDING

Hatch to loft space (cannot be used), storage cupboard housing Vaillant combination boiler.

### BEDROOM 1

14'8" into recess x 10'2" into door

uPVC double glazed window overlooking garden, radiator, thermostat and newly fitted carpet. Door into:

### EN-SUITE SHOWER ROOM

Cream vinyl flooring, heated towel rail, low level WC, pedestal wash hand basin, shaver light and fully tiled shower cubicle with therma shower.

### BEDROOM 2

14'5" into cupboard x 8'2"

uPVC double glazed window to front aspect, radiator, storage cupboard and newly fitted carpet.

### BATHROOM

Cream vinyl flooring, pedestal wash hand basin with mixer tap and vanity unit under, Panelled bath with therma shower over, heated towel rail, low level WC, obscure uPVC double glazed window.

### OUTSIDE

Level garden laid to lawn with a patio area, fully enclosed with gate giving access to the 2 allocated parking spaces.

### SITUATION

A brand new semi detached home at Jurston Fields on the eastern fridge of Wellington town centre within easy reach of the town centre and the M5 Junction. Wellington offers a good selection of shops, recreation and schools. The county town of Taunton is just 7 miles away where a greater selection of facilities can be found together with a main line train station to London Paddington

## SERVICES

Mains electric, gas and water  
Council tax band C/D TBC

Ofcom predicted broadband services - Standard: Download TBC Mbps, Upload TBC Mbps. Superfast: Download TBC Mbps, Upload TBC Mbps

## DIRECTIONS

Start on High Street, Wellington, head south on High Street toward South Street.

At the junction with South Street, continue onto Pyles Thorne Road (following signs toward Church / A38). Continue along Pyles Thorne Road and then take the left turning into the Jurston Fields estate area. Burnett Avenue will be found towards the end of the estate in the far corner.

## LETTINGS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available NOW. RENT: £1350 exclusive of all charges. DEPOSIT: £1557 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 FEE 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 BILL

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_bill.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_bill.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		97
(81-91) B	84	
(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		