



STAGS

11 Laburnum Road, Wellington, TA21 8EL

Three bedroom semi-detached house on the south side of Wellington

Wellington 1/2 Mile - Tiverton 25 Miles - Taunton 7 Miles - Exeter 40 Miles

• Walking distance to town centre • Gas central heating • Parking & Garage • Council Tax C • Deposit £1384 • Tenant fees apply

£1,200 Per Calendar Month

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

ENTRANCE PORCH

UPVC half glazed door with door to

LOUNGE

UPVC double glazed window to front aspect, electric fire and inner glazed doors to

DINING ROOM

Radiator, UPVC double glazed sliding door to garden.

KITCHEN

Range of wall and base units with work surface over, space for oven and fridge/freezer, UPVC double glazed door to rear garden.

STAIRS/LANDING

Airing cupboard housing boiler.

BEDROOM1

UPVC double glazed window, radiator, fitted double wardrobe, fitted carpet

BEDROOM 2

UPVC double glazed window, radiator. Double fitted wardrobe, drawers and dressing room, fitted carpet

BEDROOM 3/STUDY

single size, UPVC double glazed window, radiator. fitted carpet

BATHROOM

White curved modern bath, shower over bath. White toilet and hand basin. Fitted carpet

OUTSIDE

Drive at front of house, leading to a single garage with power and light. Gardens to the front and rear. Rear garden is generous in size and laid in the main to lawn.

Agents Note

SITUATION

Laburnum Road is situated approx. 0.7 miles from Wellington High Street. Wellington offers a wide selection of shopping, recreational and scholastic facilities. The M5 motorway is situated on the eastern outskirts of the town, just a short drive away, with the County Town of Taunton within 7 miles. Both Taunton & City of Exeter provide an even greater selection of facilities can be found together with a main line rail link to London Paddington.

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.

DIRECTIONS

From our office

LETTINGS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available early January 2026. RENT: £1200 exclusive of all charges. DEPOSIT: £1384 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.

SERVICES

Mains electric, Gas and Water

Gas central heating

Council Tax band C

Ofcom predicted broadband services - Standard: Download 18 Mbps, Upload 1 Mbps. Superfast: Download 189 Mbps, Upload 27 Mbps. Ultrafast: Download 1000 Mbps, Upload 200 Mbps. Ofcom predicted mobile coverage for voice and data: Internal likely on O2. External EE, Three, O2 and Vodafone

RENTERS RIGHTS ACT

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_roadmap.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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		85
(81-91) B		
(69-80) C	68	
(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