



11 Willcocks Close, Wellington, TA21 8DL

A lovely 2 bedroom apartment with its own entrance and an allocated parking space, situated in Wellington.

• 2 bedroom apartment • Private entrance • uPVC double glazing • 1 allocated parking space • Council tax band B • Deposit £1009 • Tenant fees apply

£875 Per Calendar Month

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

Entrance Hall

With doors to all rooms, laminate flooring.

Lounge

With window to front aspect, electric heater, laminate flooring,

Kitchen

With grey wall and drawer units with work surface over, Space for washing machine, space for fridge/freezer, built in double oven, hob and extractor, vinyl flooring.

Bedroom

uPVC double glazed window to side aspect, electric heater.

Bedroom

uPVC double glazed window to side aspect, electric heater.

Bathroom

White suite with low level WC, wash hand basin and panelled bathroom, fully tiled, obscure uPVC double glazed window.

Outside

There is 1 allocated parking.

Situation

Wilcocks Close is situated a short stroll from the town centre of Wellington. Wellington offers a wide range of shopping, recreational and school facilities/centres. The M5 motorway is in the Eastern outskirts of the town, just a short drive away is Taunton (7 miles). Both Taunton and City of Exeter provide an even greater selection of facilities and can be found together with a main line rail link to London Paddington.

TENANT

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.

LETTING DETAILS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available Mid January 2026 RENT: £875 exclusive of all charges. DEPOSIT: £1009 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 B

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps. Superfast: Download 18 Mbps, Upload 20 Mbps.

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/6915beb8bc34c86ce4e6e7_roadmap.pdf

Directions

From our Wellington office, head down the High Street on to Mantle Street and turn left on to Champford Lane. After 130 yards, turn left on to Willcocks Close. The property can be as you enter n the right hand side.



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		
(92-100) A		
(81-91) B		
(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		