



16 North Street, Wellington, TA21 8LT

A good sized and well presented two bedroom house to rent in Wellington town centre.

Town Centre 100 yards - Taunton 7 Miles

• Easy Reach of Town Centre. • Double Glazing Throughout. • Gas Fired Central Heating. • Enclosed South Facing Garden. • Available End of June • Deposit £1269 • Council Tax Band B • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION

A communal entrance doorway opens to a shared alley to the rear and the main door to the property on the left.

KITCHEN/DINER

13'6" x 8'5"

A good sized kitchen/diner with fully fitted tiled vinyl flooring, a range of cream laminate fronted wall and base units, wood effect laminate worktops, double glazed UPVC window to the front, integrated electric fan oven, integrated gas hob, fitted extractor hood, radiator, coat rack, space for washing machine, space for fridge/freezer and space for a dining table.

LOUNGE

17'1" x 13'5"

A well proportioned south facing room with fitted grey carpets, double glazed UPVC doors and windows to rear, radiator smoke alarm and TV point.

STAIRS AND LANDING

With fully fitted carpet, spotlights, loft hatch, smoke alarm, radiator and airing cupboard.

BEDROOM ONE (FRONT)

13'8" x 8'3"

DOUBLE with fully fitted carpet, double glazed sash window to front, radiator, TV point and storage cupboard.

BATHROOM

7'7" x 5'2"

With white suite comprising of bath with shower over, WC and wash basin. There is a chrome towel rail, fully fitted grey tile effect vinyl flooring, extractor fan, pull cord light with shaver socket and mirror.

BEDROOM TWO (REAR)

13'1" x 10'0"

DOUBLE with fully fitted carpet, double glazed UPVC sash window to the rear, fitted cupboard containing gas boiler, CO2 alarm, smoke alarm and radiator.

OUTSIDE

To the rear of the property is a fully fenced and enclosed courtyard, mostly laid with gravel and concrete slabs.

SERVICES

Mains Electric, Gas, Water and Drainage.

Gas Fired Central Heating.

Council Tax Band B.

Ocom Predicted Mobile Coverage: O2, EE, Three and Vodafone all Likely.

Ocom Predicted Broadband Download: Standard 17Mbps (Superfast available)

Ocom Predicted Broadband Upload: Standard 1 Mbps (Superfast Available)

SITUATION

The property is located a short walk away from the centre of Wellington . Wellington has number of amenities, including: shops, cafes, supermarkets, health centres, schools and sports facilities. The County Town of Taunton is only 7 miles away, providing further shopping facilities, excellent schools, as well as Musgrove Hospital. The M5 Junction 26 is short drive away, providing convenient travel links, with Taunton Railway Station providing a direct train to London Paddington.

DIRECTIONS

From our Wellington office, turn right at the traffic lights on to North Street.

The property can be found a short way on the left hand side.

LETTING (Where the landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100 pcm exclusive of all charges. DEPOSIT: £1269 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. The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND 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 plus)	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			
		70	80
England & Wales		EU Directive 2002/91/EC	