



14 Thomas Fox Road, Tonedale, TA21 0DF

A modern 2 bedroom Coach House on the north side of Wellington, located in a quiet courtyard

Wellington Town Centre 1 mile - M5 J26 3.5 miles - Taunton 8 miles

• Coach House • Two bedrooms • Open plan lounge/kitchen • En-suite • Bathroom • Garage • Council Tax band B • Available early May • Deposit £1125 • Tenant fees apply

£975 Per Month

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

ENTRANCE

Entered via an obscure uPVC double glazed front door with stairs directly to 1st floor

OPEN PLAN LOUNGE/KITCHEN

Kitchen Area

Fitted with a range of wall, drawer and base units with built in Indesit oven and 4 ring gas hob with extractor over. Space for washing machine and fridge/freezer. uPVC double glazed window to front aspect and space for a small dining table and chairs. Built in storage cupboard.

Lounge area

2 uPVC double glazed windows to front and rear aspects, radiator and laminate flooring.

BEDROOM

uPVC double glazed window, radiator and door to en-suite.

EN-SUITE

Suite with low level WC, fully tiled shower cubicle with therma shower, heated chrome effect towel rail, extractor and obscure uPVC double glazed window.

BEDROOM 14'6 7'8 into door recess

2 uPVC double glazed windows, radiator,

BATHROOM

White suite with panelled bath, low level WC and pedestal wash hand basin, vinyl flooring, extractor and heated chrome effect towel rail.

OUTSIDE

Parking is in the courtyard area in front of the garage

SERVICES

Mains electric, gas, water & drainage.

Council tax band B

Ofcom projected Broadband: Standard - Download: 7Mbps Upload: 0.8Mbps (Superfast available also)

Ofcom projected Mobile Data: Indoor Limited on EE & Three. Vodaphone limited. 02 Likely, Outdoor Likely on all major networks.

AGENTS NOTE

Please note that the property is located within an area that is considered a high flood risk.

SITUATION

The property is situated on the north edge of Wellington with easy links to

Taunton, the M5 and open countryside as well as being within reach of the town centre, shops, schools, churches and local amenities.

DIRECTIONS

From Stags Wellington Office, continue up the High Street and turn right on to North Street, leading onto Milverton Road (B3187). Continue along this road onto Tonedale and after a short distance, and on reaching the edge of the town turn right into Thomas Fox Road. Proceed along this road taking the first right, and follow the road around to the left

LETTINGS DETAILS

The property is available to let on a assured shorthold tenancy for 6/12months plus and is available end of May 2026. RENT: £975 pcm.. DEPOSIT: £1125 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.

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 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/lr_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.



7 High Street, Wellington, TA21 8QT
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
155-191)	B		
122-154)	C	80	
91-121)	D		
55-90)	E		
29-54)	F		
1-28)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	