



35 Sanford Rise, Wellington, TA21 9GF

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A superbly presented 3 bedroom house on the edge of Wellington, close to the M5.

Wellington Town Centre 1 Mile M5 Junction 26 1.5 Miles Taunton 7 Miles

- Modern semi-detached
- Sitting Room
- Kitchen/Diner
- Ensuite & Family Bathroom
- Garden and Garage & Driveway
- Gas Central Heating
- Council Tax Band C
- Deposit £1725
- Available mid February
- Tenant Fees Apply

**£1,495 Per Calendar Month**

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## ACCOMODATION TO INCLUDE:

From front door opening into

### ENTRANCE HALL

With radiator, understairs cupboard, ceramic tiled floor. Please note there is an alarm system console however the alarm system is not in operation.

### CLOAKROOM

With ceramic tiled floor, white toilet, wash hand basin, mirror, radiator, extractor.

### SITTING ROOM

13'1" x 12'9"

With window to front, fitted carpet, feature coal fire effect electric fire, radiator, TV & tel points, sockets with USB points.

### KITCHEN/DINER

9'10" x 22'3"

With ceramic tiled floor KITCHEN comprising range of light grey wall and floor units with grey worktops. Gas hob, electric oven and extractor hood. Integral fridge and separate freezer. Integral washing machine and dishwasher. DINING AREA with radiator, space for table and chairs, patio doors opening into rear garden

### FIRST FLOOR LANDING

With cupboard housing Vaillant combi-boiler and fitted shelving. Please note the tenants are not permitted to use or access the loft.

### BEDROOM 1

13'9" x 9'10"

Double with window to front, radiator, fitted carpet. Door into en-suite

### EN-SUITE SHOWER ROOM

With spotlighting, fully tiled, white suite comprising shower enclosure with thermostatic shower, heated towel rail, WC, wash hand basin, window to side.

### BEDROOM 2

8'10" x 12'5"

Double with window to rear, brown fitted carpet, radiator.

### BEDROOM 3

10'2" x 9'10"

Large single room with window to rear, brown fitted carpet, radiator.

### FAMILY BATHROOM

8'10" x 6'2"

With tiled floor, bathroom suite with P-shaped bath with shower over, wash basin, WC, radiator, shaver point and light, heated towel rail, window with blind to front.

### OUTSIDE

To the side of the property is a driveway providing parking for 2 cars. The driveway leads to a SINGLE GARAGE with up and over door and power. To the rear of the property is a south facing, private garden mainly laid to lawn with a large patio area.

### SITUATION

The property located on the north eastern side of Wellington conveniently situated with the town centre of Wellington which offers a wider selection of shopping, recreational and scholastic facilities. The M5 motorway situated on the eastern outskirts of the town is just a short drive away with the County Town of Taunton within 7 miles. Both Taunton & Exeter provide an even greater selection of facilities can be found together with a main line rail link to London Paddington.

## SERVICES

Mains Electric, Gas, Water and Drainage.

Gas Central Heating.

Council Tax Band B

Ofcom Predicted Mobile Service: EE, indoor and out O2, Three and Vodafone outdoor

Ofcom Predicted Broadband Download: 16 Mbps Superfast 65 Mbps Ultrafast 1800

Ofcom Predicted Broadband Upload: 1 Mbps (Superfast 17 Ultrafast 220

## DIRECTIONS

From Wellington town centre proceed up South Street. At the junction turn left onto Wellington Road. At the roundabout take the first exit into Jurston Lane, taking the first left into Jurston Fields. Proceed up to the end of the road turning right then immediately left into Sanford Rise. The property will be seen after a short distance on the left hand side.

## LETTING DETAILS

The property is available to rent on a renewable assured shorthold tenancy for 12 months plus, unfurnished and is available mid February. RENT: £1495 exclusive of all charges. DEPOSIT: £1725 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 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementation\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementation_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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