STAGS

14 Damson Row, Torres Vedras Drive, Wellington, TA21 9BN

A well presented three bedroom home with a garage and parking, on the Cades Farm development in Wellington.

Wellngton Town Centre approx 1.2 miles Taunton 7 miles M5 Junc 26 1.5 miles Exeter 22 miles

• Well Appointed Home • Convenient Location • Garage and driveway • Good size kitchen / dining room • Master bedroom with ensuite • Deposit £1500 • Council Tax Band C • Long term rental • Available from September • Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMODATION TO INCLUDE
UPVC door into entrance hallway

ENTRANCE HALLWAY 9'2" x 6'2"
With fitted carpet, radiator, doorbell chime, pendant light and smoke alarm

LOUNGE 18'9" x 12'10"
A good sized room with double glazed UPVC window to the front and the side, pendant light, BT port, radiator, satellite cable, TV port

KITCHEN 16'1" x 11'2"
A bright room with wooden effect laminate flooring, white fronted laminate cupboards, dark wood effect laminate worktop, space for a fridge freezer, space and plumbing for washing machine and dishwasher, Electrolux electric fan oven, gas hob, integrated extractor hood, radiator, Logic gas combi boiler, UPVC doors to garden and white wooden panel door to under stairs cupboard.

WC 5'6" x 2'10"
Wooden flooring, WC, radiator, hand basin, and towel ring.

STAIRS AND LANDING
Fully fitted carpet. Painted wooden bannisters, airing cupboard and loft hatch

BEDROOM ONE 16'0" x 12'10"
DOUBLE with fitted beige carpet, radiator, TV port, double glazed UPVC window to front

ENSUITE 8'1" x 5'4"
With wood effect laminate flooring, double glazed UPVC window to front, WC, wash hand basin, shower cubicle with electric shower, radiator, shaver socket and medicine cabinet.

BATHROOM 7'3" x 6'10"
Wood flooring, bath with shower attachment, mirror, wash hand basin, WC, toilet roll holder, towel rail, radiator, double glazed UPVC window to the side

BEDROOM TWO 10'9" x 9'1"
DOUBLE with fitted beige carpet, double glazed UPVC window, radiator, telephone port, TV port

BEDROOM 3 9'10" x 6'7"
SINGLE with fitted beige carpet, double glazed UPVC window, radiator

OUTSIDE
To the front of the property, a metal gate opens to the the front garden, filled with established plants and shrubs. To the rear of the property is a fully enclosed garden, with patio and lawn, and a variety of established plants and shrubs. A side gate opens on to the road which leads around to the driveway and single garage.

SERVICES
Mains Electric, Gas, Water and Drainage.
Gas Fired Central Heating.
Council Tax Band C.
Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone all Likely.
Ofcom Predicted Broadband Download: Standard 16 Mbps (Superfast and Ultrafast available)
Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast and Ultrafast available)

SITUATION
Property is set on the modern Cades Farm development on the eastern side of Wellington. It is conveniently situated with the town centre of Wellington within 1 mile of the property which offers a wider selection of shopping, recreational and scholastic facilities together with access to the M5 motorway. The County Town of Taunton is within 7 miles of the property, where an even greater selection of facilities can be found, together with a main line rail link to London Paddington.

DIRECTIONS
From the Wellington office, head up the high street on to Taunton Road heading towards the M5. At the Poole roundabout (by Lidl), take the 3rd exit on to Torres Vedras Drive and continue as it becomes Damson row. The property will be found on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available September. RENT: £1300 pcm exclusive of all charges. DEPOSIT: £1500 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.
Pets may be considered at this property subject to a vetting application.

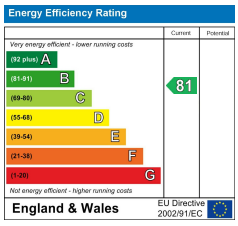
HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant 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.

STAGS
7 High Street, Wellington, TA21 8QT
01823 662234
rentals.somerset@stags.co.uk
@StagsProperty

arla | propertymark PROTECTED