



The Courthouse The Square, Wiveliscombe, Taunton,
TA4 2JT

A deceptively large and light one bedroom
apartment situated in the centre of Wiveliscombe.

In Wiveliscombe Town Centre - Wellington 8 Miles - Taunton 10 Miles

• First Floor Apartment. • Central and Convenient Location. • Large Living Room. • Electric Night Storage Heaters. • Council Tax Band A. • Deposit £836. • Available End of June. • Tenant Fees Apply. • Prefer No Pets

£725 Per Month

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

ACCOMMODATION TO INCLUDE

A communal entrance door opens on to a communal entrance lobby. Stairs to the first floor lead to the front door of the flat.

ENTRANCE HALLWAY

6'5" x 5'9"

With fitted wooden flooring, pendant light, electric night storage heaters, original beams, and integrated fitted 3 door wardrobe. A white painted wooden door leads to

BATHROOM

8'9"x 5'11"

With a white suite of WC, wash basin and bath with shower attachment, fitted grey tile effect vinyl flooring, double glazed UPVC windows to the rear, electric heated towel rail, extendable shaver mirror and wall mounted mirror.

BEDROOM

10'2" x

DOUBLE with fully fitted wooden flooring, double glazed UPVC window to the front, blind, pendant light and smoke alarm.

LIVING AREA

24'10" x 16'1"

A wooden door opens on to a large, spacious living area with fitted wooden flooring, double glazed UPVC windows to the rear and side, a number of fitted white painted wooden shelving units and cabinets, two electric night storage heaters, feature fireplace and TV.

KITCHEN AREA

13'6" x 10'0"

A bright and airy room with fitted wooden flooring, double glazed UPVC windows to the side, white laminate fronted base units, freestanding fridge and freezer, airing cupboard containing water heater, integrated Indesit electric oven, integrated electric induction hob, wall mounted hanging rail, freestanding washing machine, stainless steel sink unit and electric night storage heater.

SERVICES

Mains Electric, Water and Drainage.

Electric Night Storage Heaters.

Council Tax Band A

O2 and Vodafone phone coverage likely inside, all major mobile networks good outdoors as per Ofcom.

Standard Broadband 17Mbps download and 1Mbps upload. Superfast broadband available as per Ofcom.

SITUATION

The Courthouse Flats are set within the thriving town of Wiveliscombe, Somerset. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 10 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From The Square in Wiveliscombe, take the path to the left hand side of Wiveliscombe House Community Office following it around to the back. The Courthouse Flats will be directly in front. There are two free long stay carports a short distance away from the property.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £725 pcm exclusive of all charges. DEPOSIT: £836 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](https://www.stags.co.uk).

AGENTS NOTE

All appliances in the property (except for the oven and hob) are being left by the landlords for prospective tenants and can be removed if requested. Should any break during the course of a tenancy, it will be the tenants responsibility to replace the appliances.



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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