



Incorporating



BEACON LEE & WARD  
RESIDENTIAL LETTINGS

125a Rockwell Green, Wellington, TA21 9BU

A deceptive one bedroom property situated on the edge of Wellington.

Wellington Town Centre 0.9 Miles - M5 Junction 26 3.5 Miles - Taunton 7.7 Miles

• Versatile Accommodation • Close to Town Centre • Kitchen Including Appliances • Not Suitable For Pets/Children. • Council Tax Band A • 6/12 Months Plus • Suit Single Professional • Deposit £801 • Available Mid April • Tenant Fees Apply

£695 Per Calendar Month

01823 662234 | [rentals.wellington@stags.co.uk](mailto:rentals.wellington@stags.co.uk)

## ACCOMMODATION TO INCLUDE

Double glazed door from front, opening into

## ENTRANCE HALL

With stairs rising, door to understairs cupboard, electric radiator.

## FIRST FLOOR LANDING

With door into

## SHOWER ROOM

With suite comprising walk in shower enclosure, WC, wash hand basin, wall mounted mirror, ladder towel rail, extractor fan, built in airing cupboard, window to rear.

## KITCHEN/DINING ROOM 11'5" x 11'5"

With range of white fronted wall and base units, stainless steel sink unit with roll edge worksurface, freestanding fridge, automatic washing machine, tumble dryer, electric cooker with extractor above. Window to front, electric heater. Door into

## RECEPTION ROOM 9'6" x 7'6"

With window to front.

## INNER HALLWAY

With window to side, stairs rising

## BEDROOM/RECEPTION ROOM 18'8" x 12'1"

With vaulted ceiling, window to rear enjoying views out to the countryside.

## SERVICES

Mains Electric

Mains Water and Drainage

Council Tax Band A

Ofcom predicted mobile coverage: Indoor O2 & EE Outdoor EE, Three, O2 and Vodafone Likely.

Ofcom predicated broadband: Download 9 Mbps Upload 0.9 Mbps. Superfast and Ultrafast available.

## SITUATION

The property is situated in the popular residential area of

Rockwell Green in Wellington. The property is within 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

With Stags Wellington Office on the right continue for half a mile down the High Street continuing as it becomes Fore Street, Mantle Street and Exeter Road. Turn right on to Rockwell Green Road and the property can be found on the right hand side.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £695 exclusive of all charges. DEPOSIT: £801 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 DEPOSIT 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.



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.



8 Mantle Street, Wellington, TA21 8AW  
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rentals.wellington@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC