



## Flat 1, Oldway House Oldway Park, Wellington, TA21 8EB

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A spacious top floor apartment with 2 double bedrooms situated within walking distance of Wellington Centre.

Wellington Town Centre 1/2 m - Taunton 7 miles - M5 Junction 26 2 miles

- 2 bedroom top floor apartment
- 2 double bedrooms
- Close to town centre
- Available Mid April 2026
- 12 month plus
- Deposit £980
- Council tax B
- Tenant fees apply
- Parking for 1/2 cars in back courtyard

**£850 Per Calendar Month**

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

## ACCOMODATION TO INCLUDE:

### ENTRANCE HALLWAY

Accessed via the communal hallway, stairs rise to the landing which is spacious and light.

### LOUNGE 18'8 into door x 15'8

With 2 uPVC double glazed windows enjoying far-reaching views, electric heater.

### BEDROOM 11'1 x 10

uPVC double glazed window to side aspect, electric heater, picture rails.

### BEDROOM 12'11 x 12'6

uPVC double glazed window to side aspect. picture rails, electric heater.

### BATHROOM

Obscure uPVC double glazed window, low level WC, pedestal wash had basin with mixer tap over, paneled bath with tiled splashbacks and Mira electric shower. Vinyl flooring and heated towel rail.

### KITCHEN

Galley style kitchen fitted with a range of wall, drawer and base units with black roll edge work surface over. Space for 2 further appliances. Part carpet, part vinyl flooring and uPVC double glazed window enjoying far reaching views.

### OUTSIDE

Parking for 1/2 cars in back courtyard.

### SERVICES

Mains electric, water and drainage. Council tax band B.

Ofcom Predicted Mobile Data: Three, EE and Vodafone only outside. O2 outside and variable inside

Ofcom Predicted Broadband Download: Standard 15 Mbps - Superfast 62 Mbps - Ultrafast 1000 Mbps

Ofcom Predicted Broadband Upload: Standard 1 Mbps - Superfast 17 Mbps - Ultrafast 200 Mbps

Council Tax Band B

### LETTINGS

The property is available to rent on a renewable assured shorthold

tenancy for 6/12 months plus, unfurnished and is available Mid April. RENT: £850 exclusive of all charges. DEPOSIT: £980 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 & 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf)

### DIRECTIONS

From the Stags office drive up South Street and at the end of Pyles Thorne turn left and immediately right again Follow the private driveway to the big house on the left



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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (91-1)	A		
155 (81-1)	B		
120 (61-1)	C		
92 (41-1)	D		
62 (21-1)	E		
35 (1-1)	F		
15 (1-1)	G		
Not energy efficient - higher running costs			
		69	39
England & Wales		EU Directive 2002/91/EC	