



12 Cedar Court South Street, Wellington, TA21 8PE

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A 1 bedroom top floor apartment situated within walking distance of Wellington centre.

• 1 bedroom top floor apartment • Lounge • Fitted kitchen with space for small table and chairs • Modern shower room • Double Glazing • Electric heating • EPC D • Tenant Fees apply • Council Tax Band B • Available March 2026

£850

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

### Communal Entrance Hall

Entered via a communal front door with stairs rising to the 2nd floor.

### Entrance Hall

Wooden front door accessed via communal hallway, hatch to loft space (shared access), built in cupboard housing fuse box and 2nd built in cupboard with immersion tank.

### Lounge

16'9 x 11'10

uPVC double glazed window to front aspect, Creda electric heater, 6 spotlights and newly fitted grey carpet.

### Kitchen

12'9 x 7'10

Fitted with a range of black wall, drawer and base units with dark grey work surface over., built in Electrolux oven, hob and extractor, space for fridge/freezer and further appliance. uPVC double glazed window to front aspect, 4 spotlights and space for small table and chairs.

### Bedroom

12'1 x 9'4

uPVC double glazed window to rear aspect with far reaching views, brand new fitted carpet, wooden door with glazed panels, built in double wardrobe with sliding doors, 4 x spotlights, electric heater.

### Shower room

8' x 5'5

Double cubicle with splash boards and feature glazed screen. electric Mira shower, low level WC, pedestal wash hand basin with drawer under, tiled flooring, chrome heated towel rail, extractor and 3 x spotlights.

### Outside

The property has 1 allocated parking space immediately in front of the garage marked number 12. Please note the garage does not form part of the let.

### Situation

Located on the edge of the town centre of Wellington. The town offers a good range of facilities including supermarkets, public houses, vets, library, cottage Hospital, primary and secondary schools together with a sports centre with swimming pool. There are a range of further sports facilities including football, rugby and cricket clubs. For a wider selection the County Town of Taunton is within 7 miles with its main line rail link to London Paddington and access to the M5 motorway.

### Services

Mains electricity and water

Ofcom Predicted Mobile Data: EE and Vodafone good indoor and out . O2 and Three good outdoor and variable in home,  
Ofcom Predicted Broadband Download: Standard 18 Mbps - Superfast

77 Mbps - Ultrafast 1000 Mbps

Ofcom Predicted Broadband Upload: Standard 1 Mbps - Superfast 20 Mbps -Ultrafast 200 Mbp

### Directions

From our offices in High Street, head southwest along High Street towards the centre of town. Turn left onto South Street. Go past Wellington School and over both mini roundabouts. The property will be found on your left hand side.

### Letting Details

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available March 2026. 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 and Tenant Fees

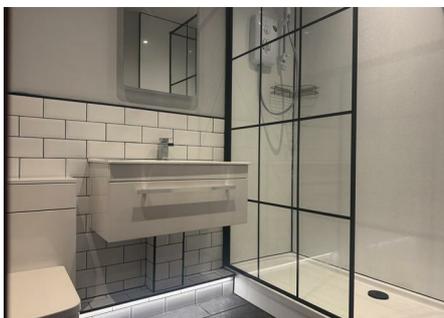
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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

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 Right 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. 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/6915beb8bc34c86ce4e6e730/lr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lr_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.



7 High Street, Wellington, TA21 8QT  
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