



34 Trinity Close, Wellington, TA21 8TZ

A newly renovated and refurbished two bedroom terraced house to rent a short walk away from Wellington town center.

Town Center <1 Mile - M5 Junction 26 3 Miles - Taunton 7 Miles

• Quiet Cul-de-Sac Location. • Newly Painted and Newly Fitted Carpets. • Newly Landscaped South Facing Garden • Newly Fitted Kitchen. • Separate Garage, One Allocated Parking Space and On Street Parking • Gas Fired Central Heating. • Council Tax Band B. • Available Immediately. • Deposit £1442 • Tenant Fees Apply.

£1,250 Per Calendar Month

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

ACCOMODATION TO INCLUDE

Concrete steps lead up to the glazed UPVC front door with white painted wooden awning above, opening on to

ENTRANCE HALLWAY 11'3" x 3'7"

With newly fitted wood effect vinyl flooring, 1 pendant light, newly painted walls, smoke alarm and radiator. A white wooden panel door with brass handles opens on to

DOWNSTAIRS WC 5'3" x 3'1"

With a continuation of the newly fitted wood effect vinyl flooring, newly painted walls, one obscure double glazed UPVC window to the front, pendant light, WC, chrome loo roll holder, wall mounted corner wash basing, chrome towel ring, radiator and mains fuse box.

KITCHEN 9'1" x 5'10"

A white wooden panel door opens to the renovated Kitchen with newly fitted wood effect vinyl flooring, newly painted walls, newly fitted grey laminate fronted wall and base units, newly fitted grey marble effect worktop, space for a fridge/freezer, new integrated Lamona extractor hood, new integrated Lamona 4 ring gas hob, new integrated Lamona electric fan oven, Veissmann gas boiler, new stainless steel sink and drainer unit, newly fitted strip light and space for a washing machine.

LIVING ROOM 13'0" x 12'10"

A white wooden panel door opens to the Living Room with newly fitted wood effect vinyl flooring, newly painted walls, two drop pendant lights, one white wooden panel door leading to understairs cupboard, TV point, two radiators, and double glazed UPVC sliding door and side panel leading to the garden.

STAIRS TO FIRST FLOOR

With newly fitted grey carpeted stairs leading to landing with airing cupboard containing water heater, pendant light, smoke alarm and loft access (not for tenant use).

BEDROOM ONE (FRONT) 13'0" x 9'11"

DOUBLE with newly fitted grey carpets, newly painted walls, double glazed UPVC windows to the front, chrome curtain poles, radiator, and telephone point.

BEDROOM TWO / STUDY (REAR) 9'7" x 7'8"

LARGE SINGLE with newly fitted grey carpet, newly painted walls, one double glazed UPVC window to the rear, one white plastic curtain track, one roller blind and radiator.

BATHROOM 8'11" x 4'11"

Comprising of a white suite of bath with new electric shower over, wash basin and WC. It has fitted grey vinyl flooring, newly painted walls with white tiles and blue pattern border, one obscure double glazed UPVC window to the rear, radiator, twin chrome towel rail, chrome loo roll holder, shaver light and mirrored medicine cabinet.

OUTSIDE

To the rear of the property is a fully enclosed newly landscaped south facing garden, with grey storage shed, newly paved area to the center and raised flower beds either side with fresh plants. There is a raised gravel seating area up the far wooden steps, perfect for sitting out in the sun, overlooking the nearby countryside and farmland. There is a single up and over garage 50 meters away to the right the property with one allocated car parking space in front (2nd in from the right in the block to the right hand side of 30 Trinity Close). There is also unrestricted on street parking available in from of the property.

SERVICES

Mains Electric, Gas, Water and Drainage.
Gas Fired Central Heating.
Council Tax Band B.

Ofcom Predicted Mobile Coverage: O2, EE, Three and Vodafone Likely.

Ofcom Predicted Broadband Download: Standard 15 Mbps (Superfast and Ultrafast Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast and Ultrafast Available)

SITUATION

The property is situated in a quiet cul-de-sac just off of Mantle Street in the center of Wellington. Wellington has number of amenities, including: shops, cafes, supermarkets, health centers, schools and sports facilities. The county town of Taunton is only 7 miles away, providing further shopping facilities, schools, as well as Musgrove Hospital. The M5 Junction 26 is short drive away, providing convenient travel links, with Taunton Railway Station providing a direct train to London Paddington.

DIRECTIONS

From our Wellington office, continue straight on the high street on to Mantle Street for half a mile. Trinity Close can be found on the left hand side just past the medical center, and the property can be found straight in front.

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://stags.co.uk).

LETTING (Where the landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. DEPOSIT: £1442 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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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