



71 Gillards Close, Rockwell Green, Wellington, Somerset
TA21 9DX

Well presented 2 bedroom property situated in a
convenient and quiet location.

Approximately 1.5 miles to Wellington Town Centre

• Two Bedrooms • Parking • Modern Kitchen • Large Garden • Convenient
Location • Available October • Tenant Fees Apply

£895 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk

ACCOMMODATION

Covered porch leads into;

ENTRANCE HALL

Stairs rise to the first floor. Door into;

SITTING ROOM

Spacious room with large window, radiator, TV point. Neutral décor. Leading through to;

KITCHEN/DINING ROOM

Modern kitchen comprising wall and base units with worktop surfaces and inset stainless steel sink unit. Electric oven and hob with space and plumbing for washing machine. Built in cupboard. Patio door out to rear garden.

STAIRS & LANDING

BEDROOM 1

Double bedroom with built in wardrobe, radiator, neutral décor.

BATHROOM

Comprising; bath with electric shower over, WC, wash hand basin and radiator.

BEDROOM 2

A small double bedroom, radiator, neutral décor.

OUTSIDE

To the front of the property is parking for two cars with a small area of lawn and a path leading to the front door.

To the rear of the property is a garden which is laid to lawn with a patio area and a pedestrian gate leading to the side.

SITUATION

Rockwell Green lies on the western outskirts of Wellington which offers a good selection of local facilities. The town centre of Wellington is within 1.5 miles of the property which offers a wider selection of shopping, recreational and scholastic facilities together with access to the M5 motorway situated on the eastern outskirts of the town. The County Town of Taunton is within 9 miles of the property where an even greater selection of facilities can be found together with a main line rail link to London Paddington.

SERVICES

Mains gas, electric, water and drainage. Council Tax Band B.

DIRECTIONS

From our office in the centre of Wellington head in a westerly direction onto Fore Street and proceed into Rockwell Green. At the traffic lights turn left onto Popes Lane. Turn left onto Andrew Allen Road and left again into Gillards Close where the property can be found after a short distance on the right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available early October. RENT: £895 per calendar month exclusive of all charges. A pet considered: where the agreed lets permits a pet, the RENT will be £925pcm, DEPOSIT: £1030 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.

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.



5 Hammet Street, Taunton, TA1 1RZ
01823 447355
rentals.taunton@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
100+ energy efficient - lower running costs			88
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		64
E	(39-54)		
F	(27-38)		
G	(1-26)		
100 energy efficient - higher running costs			
England & Wales E.U. Directive 2002/91/EC			