



STAGS

38 Bramley Close, Wellington, TA21 9AF

Spacious three bedroom town house situated in a sought after residential location

Approximately 8.2 miles to Taunton, walking distance to Wellington town

• Three bedrooms • En-suite shower room • Dining room • Sitting room • Kitchen • Utility Room • Garage • Pets considered (terms apply)

£950 Per Calendar Month

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

Entrance Hallway

UPVC front door leading into the hallway, under stairs cupboard, thermostat, doors leading off to:

Shower room

Shower cubicle, WC, & wash hand basin.

Utility Room

Storage cupboard, Samsung washing machine, Potterton boiler, door leading out to rear garden

Kitchen

Attractive range of wall and base units, oven with gas hob and electric oven, free standing fridge/freezer, stainless steel sink space for dishwasher

Dining Room

Spacious, front aspect dining room

First Floor

Sitting room

Bright and spacious south facing sitting room overlooking the rear garden,

Bedroom 2

Front aspect, pleasant views.

Second Floor

Master Bedroom

Double bedroom, south facing, door to :

En-suite shower room

WC, wash hand basin, and shower

Bedroom 3

Double bedroom, built in cupboard

Family bathroom

Bath, WC, wash hand basin

Outside

There is a garage with parking space in front of it, rear door leads to passage along rear of gardens to the back of the house. Rear garden mainly laid to lawn.

Services

All mains services

Situation

Bramley Close is a favoured part of the Cades Farm development, offering modern yet established residential living. close to both the town centre and the main road to Taunton and the M5 junction. There is access on foot via numerous paths to the town centre and Waitrose.

Directions

DIRECTIONS: From our Wellington town centre office proceed in the Taunton direction. After approximately ½ a mile take the third exit into Cades Farm. Continue along this road taking the first turning on the left into Bramley Close bearing left and follow the road round to the right where number 38 can be found on your right hand side.

Lettings

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £950 pcm exclusive of all charges.Children/pets considered. Where the agreed let permits pets the rent will be £975pcm. DEPOSIT: £1095 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



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Energy Efficiency Rating		
	Current	Potential
1 (very energy efficient - lower running costs)		
92 plus) A		91
81-91) B	81	
69-80) C		
55-68) D		
49-54) E		
39-48) F		
31-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		