STAGS

1 Church Green, Churchfields, Wellington, Somerset
TA21 8SF

A 2 bedroom first floor flat with parking and a garden in the heart of Wellington.

Walking distance to town - M5 J 3 miles - Taunton 7 miles

• 1 bedroom flat with private entrance • Gas central heating • Double glazed • Off road parking • Garden (not accessed directly from flat) • Available Mid Amy 2026 • Council Tax band A • EPC D • Tenant fees apply

£875 Per Calendar Month

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

ACCOMODATION TO INCLUDE:

ENTRANCE HALL
Entered via wooden front door and carpeted stairs rising to 1st floor.

LANDING
Doors to bedroom, lounge and bathroom.

LOUNGE 12'1 x 12'
uPVC double glazed window to front aspect carpet, radiator.

KITCHEN 13'1 x 5'9
Galley style kitchen with a range of wall, drawer and base units, 2 windows overlooking rear gardens, one obscure window and further uPVC double glazed window. One and a half bowl white sink unit with mixer tap, built in New World oven with hob and extractor. Tiled flooring.

BEDROOM 12' x 9'
Double bedroom with uPVC double glazed window overlooking front aspect, radiator, carpet, built in cupboard housing central heating boiler.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and panelled bath with tiling to splash prone area's, tiled flooring.

OUTSIDE
Concrete parking area for 2 cars and a gate leading around to the rear garden. Please note the rear garden isn't directly accessed from the flat as it is a 1st floor property.

SERVICES
Mains Electric, gas, water and drainage.

Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone all Likely.
Ofcom Predicted Broadband Download: Standard 16 Mbps (Superfast and Ultrafast available)
Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast and Ultrafast available)

Council Tax Band A

SITUATION
Located in the central of Wellington, the property enjoys a prime position with a wide selection of shopping, leisure, and educational facilities close at hand, as well as convenient access to the M5 motorway. The county town of Taunton lies approximately 6 miles away, offering an even broader range of amenities along with a mainline rail service to London Paddington.

DIRECTIONS
From our office turn left and at the traffic lights turn left again, Follow rod past the petrol garage and take your next right hand turning into Green Green, follow road taking your 1st right. The property will be found at the end of the road on the right hand side.

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: £875 pcm exclusive of all charges. DEPOSIT: £1009 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.

HOLDING FEE 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.

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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7 High Street, Wellington, TA21 8QT
01823 662234
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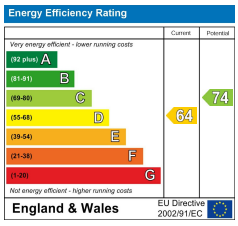
@StagsProperty

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