



5 Shapland Court, Shapland Road, Wellington, Somerset  
TA21 9GH

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Modern coach house comprising two double bedrooms in a convenient and accessible location.

1.2 Miles to Wellington Town Centre - 2 Miles to M5 Junction 26

• Modern Kitchen • Allocated Parking Space • Light and Spacious • Available early May 2026 • 6/ 12 Months Plus • Deposit: £1355 • Council Tax Band: B • Tenant Fees Apply

£1,175 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

Front door leading into;

### Stairs and Landing

Entrance porch with carpeted stairs leading up to the landing with cupboard housing the boiler, heating controls, electric Fusebox and internet connection. Further doors to;

### Lounge

11'5" x 18'8"

Spacious room with two radiators, window with fitted blind and new carpet. Archway through to;

### Kitchen/diner

9'2" x 10'5"

Modern fitted kitchen with a range of floor and wall units, worksurface, stainless steel sink and draining board, integrated fridge freezer, dishwasher, washer/dryer, double oven and 5 ring gas hob with extractor fan above. The dining area benefits from dual aspect with blinds fitted to both windows.

### Bedroom

10'2" x 11'5"

Double bedroom with carpet, radiator, window with fitted blind and storage cupboard.

### Bedroom

11'1" x 10'5"

Double bedroom with fitted carpet and window with fitted blind.

### Bathroom

Modern bathroom suite comprising; bath with shower over, WC, wash hand basin, towel radiator and window.

### Outside

To the right of the property is a bin store and one allocated parking space.

### Services

Mains electric, gas, water and drainage. Council tax band B.

According to the Ofcom Broadband checker standard, superfast and ultrafast broadband is available at the property and mobile signal is likely indoors for EE and Vodafone, limited on Three and O2 and likely for all outside.

### Situation

A modern coach house home at Jurston Fields on the eastern fridge of Wellington town centre within easy reach of the town centre and the M5 Junction. Wellington offers a good selection of shops, recreation and schools. The county town of Taunton is just 7 miles away where a greater selection of facilities can be found together with a main line train station to London Paddington

### Directions

From our office in Wellington at the traffic lights turn left onto South St, continue along this road take the second exit at first roundabout and the first exit and the second roundabout. At the junction turn left onto West Buckland Road (A38), at the roundabout take the first exit turning onto Jurston Lane. Take the first left hand road follow this road to the end and turn right, follow this road and take the second left hand turning just before the park/ green area. Upon turning onto Shapland Road, turn right into Shapland Court and the property will be found on the right-hand side. What3Words:

///spun.throat.unloads

## 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 Protection

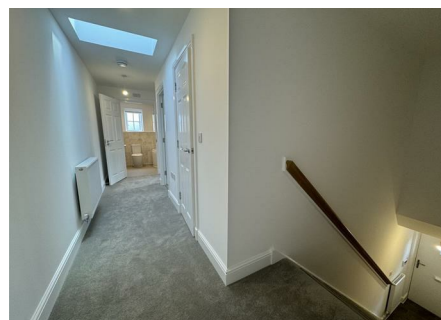
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

## Letting Detail

The property is available to let on an assured shorthold tenancy for 6/12 months plus, unfurnished and is available early May 2026. RENT: £1175 per calendar month exclusive of all charges. DEPOSIT: £1355 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing strictly through the agents.

## 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](https://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/Implementing\\_the\\_renters\\_right\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_right_act.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.



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@StagsProperty



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) A                                  |         | 93                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 82      |                         |
| (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 |