



**STAGS**

49 Immenstadt Drive, Wellington, TA21 9PT

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A well presented modern unfurnished semi- detached house, located in a quiet cul-de-sac on the south side of Wellington.

Wellington Town Centre 1 Mile Taunton Town Centre 4 Miles M5 (Junc 26) 4 Miles

• 2 Bedrooms • Garage and Parking • Garden • Gas Central Heating • Available End of June • Deposit £1,378 • Council Tax Band B • Prefer No Pets • Tenants Fees Apply

**£1,195 Per Calendar Month**

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## ACCOMMODATION

Front door leads to:

### HALLWAY

Storage cupboard with radiator inside, coat hanging. Shoe store. Blinds, wood laminate flooring.

### SITTING ROOM

10'5" x 14'1"

Good size room with radiator, roller blind, TV & telephone point. Triple pendant, wood laminate flooring.

### KITCHEN/ DINER

8'2" x 13'1"

The kitchen comprises: L shaped room with good range of wall & floor beech effect cupboards, built-in gas hob & electric oven, extractor, plumbing for washing machine, in built gas boiler, 4 bulb light fitting, electric floor fan heater, blinds. wood laminate flooring, door to patio.  
Separate DINING AREA: with radiator, triple bulb light fitting, blinds and French doors to the patio. Space for fridge freezer.

### CLOAKROOM

Suite includes W C & hand basin, extractor fan, radiator & wood laminate flooring.

### FIRST FLOOR LANDING

Via carpeted stairs to landing with, radiator, airing cupboard with hot water tank, blinds, fitted carpet. Loft access (part boarded with light & ladder)

### BEDROOM 1

10'2" x 10'2"

Double room, with built in twin wood effect double wardrobes, radiator, curtain pole, tv point, fitted carpet. Door to:

### EN SUITE SHOWER ROOM

Shower cubicle (shower serviced from the hot water tank), vanity basin, radiator, large mirror, shaver light, blinds, wood laminate flooring.

### BEDROOM 2

7'6" x 8'10"

Double room with mirrored double wardrobe, radiator, TV point, fitted carpet.

### BATHROOM

Bath with mixer taps and electric shower over, was hand basin & W C. Radiator, vinyl flooring.

### OUTSIDE

The front garden is open with lawn & borders. There is also an enclosed rear garden. Attractive brick walls & trellis, scalings, paving, raised borders and raised decking area with bbq brick platform. Side gate. Garage with light and power located to the rear with driveway providing a parking space. Additional street parking nearby.

### SERVICES

Mains electricity, Mains Gas and Mains water.

Council Tax B - Taunton Deane

Ofcom predicted broadband services - Standard 15 Mbps/ download 1 Mbps

Ofcom predicted mobile coverage for voice and data - EE, Three, O2,

Vodafone

### DIRECTIONS

From Wellington Town Centre proceed into South Street, continue past

Wellington School. At the second mini roundabout fork right into Wellesley Park and then take the second right into Wellesley Park. Continue through Ardwyn and at the mini roundabout turn left onto Swains Lane. after a short distance turn right into Burrough Way and then right again into The Brambles then left again into Immenstadt. Proceed along this road turning left where number 49 will be seen on the right hand side.

### LETTING

The property is available to let on a assured periodic tenancy and is available late June. RENT: £1,195pcm exclusive of all charges. DEPOSIT: £1378 returnable at end of tenancy subject to any deductions. References required viewings strictly through the agents.

### 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.

### RENTERS' RIGHTS ACT

The first phase was 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\\_rights\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A                                  |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 69      |           |
| (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                     |         |           |