



Peterhayes House Ford Street, Wellington, TA21 9PE

An exceptionally well proportioned four bedroom farm house, with idyllic countryside views, within easy reach of Wellington.

Wellington Town Centre 2 Miles - M5 Junction 26 2.6 Miles - Taunton 7 Miles

- Enclosed Front and Rear Garden with Exceptional Views.
- Two Allocated Parking Spaces
- Convenient Location.
- Oil Fired Central Heating.
- Pets Considered (Terms Apply)
- Council Tax Band D.
- Available Immediately.
- Deposit £1932.
- Tenant Fees Apply.

£1,675 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

A sloped concrete path leads up to a white UPVC door, opening on to

ENTRANCE HALLWAY **14'0" x 7'2"**

With fully fitted terracotta tile floor, radiator, smoke alarm, fuse box, thermostat and understairs storage cupboard. A wooden door opens on to

LIVING ROOM **15'5" x 16'3"**

A large family sized room with fitted black varnish wooden flooring, double glazed UPVC windows to front and side, working woodburner, two radiators and satellite cables. Across the hall, a wooden door leads to

DINING ROOM **12'11" x 12'7"**

A good sized room with fully fitted carpet, double glazed UPVC window to front, open fireplace and radiator.

KITCHEN / DINER

kitchen 9'9" x 13'1" ding area 16'6" x 10'4"

A well proportioned and spacious Kitchen/Diner with fitted terracotta tile floor, a range of pine wooden wall and base units and breakfast bar, fitted marble worktop, oil fired Aga, integrated electric oven and grill, integrated induction hob, double butler sink, double glazed UPVC windows to the rear and double glazed UPVC door leading out to the garden.

BOOT ROOM **6'7" x 16'5"**

With fully fitted terracotta tiled flooring, double glazed UPVC window to the side, coat hooks, fitted shelves, airing cupboard containing boiler, door to rear garden and porch area.

OFFICE / REAR BOOT ROOM **7'3" x 8'0"**

With fully fitted terracotta tile flooring, double glazed UPVC windows to the rear, double glazed UPVC door to the rear and fitted white cupboards. Door into

DOWNSTAIRS WC & UTILITY ROOM **4'10" x 7'10"**

With fully fitted terracotta tiled flooring, double glazed UPVC window to the rear, WC, wash basin, mirror, worksurface, space and plumbing for washing machine and tumble dryer.

STAIRS AND LANDING **7'2" x 16'1"**

With fully fitted red patterned carpet, double glazed UPVC window to the front, radiator and smoke alarm. Wooden door to

FAMILY BATHROOM **8'6" x 7'2"**

With fully fitted grey tile effect vinyl flooring, double glazed UPVC window to the rear, white suite of wash basin, WC and bath. There is an electric shower over the bath, radiator and mirror.

BEDROOM ONE **15'5" x 16'4"**

LARGE DOUBLE with fully fitted carpet, double glazed UPVC windows to front and side, radiator and mirror.

ENSUITE **5'6" x 7'1"**

With fitted beige carpet and tiled flooring, double glazed UPVC window to the side, shower cubicle with electric shower, WC, wash basin and heated towel rail.

BEDROOM TWO **12'6" x 12'11"**

DOUBLE with fully fitted carpet, double glazed UPVC windows to the rear and radiator.

BEDROOM THREE **12'6" x 10'0"**

SMALL DOUBLE/LARGE SINGLE with fully fitted carpet, double glazed UPVC windows to the front and radiator.

BEDROOM FOUR **12'9" x 7'10"**

SINGLE with fully fitted carpet, double glazed UPVC windows to the front and rear, and radiator.

OUTSIDE

To the outside of the property is a wraparound garden, mostly laid to lawn to front and rear, with stunning views of the Blackdown Hills and Wellington Monument. It is bordered by a hedge and fence boundary with established trees and shrubs and features a pond, stone shed with storage and separate outside WC. There is a fenced in oil tank to the left and a seating area to the right. There is a shared driveway to the left hand side of the property, with allocated parking spaces for 2/3 cars for the house.



SERVICES

Mains Electric.
Mains Water
Private Drainage (septic tank - no costs borne by the tenants)
Oil Fired Central Heating.
Council Tax Band D.
Ofcom Predicted Mobile Coverage: EE, O2, Three & Vodafone all likely.
Ofcom Predicted Broadband Download: Standard 16Mbps (Ultrafast Available)
Ofcom Predicted Broadband Upload: Standard 1Mbps (Ultrafast Available)

SITUATION

The property is situated on a working farm in Ford Street, a small village on the outskirts of Wellington, in easy reach of the town and M5, with spectacular views of the Blackdown Hills and Wellington Monument. Wellington has number of amenities, including: shops, cafes, supermarkets, health centres, schools and sports facilities. The County Town of Taunton is only 7 miles away, providing further shopping facilities, excellent schools, as well as Musgrove Hospital. The M5 Junction 26 is short drive away, providing convenient travel links, with Taunton Railway Station providing a direct train to London Paddington.

DIRECTIONS

From our Stags office in Wellington, proceed down South Street, continuing as it becomes Pyles Thorne Road until the main road. Proceed over the junction on to Ford Street and follow the road for 3/4 of a mile. The property will be found on the right hand side.

LETTING (Where landlord will consider a pet)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1675pcm exclusive of all charges.
DEPOSIT: £1932 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.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT 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](https://www.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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 59 | 68 |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |