



20 Priory, Wellington, Somerset TA21 9EJ

---

A well presented one bedroom first floor flat to rent in a convenient location of Wellington.

Wellington Town Centre.

• Newly Renovated Kitchen. • Double Glazing Throughout. • Patio To The Rear. • Gas Fired Central Heating. • Deposit £1009. • Council Tax Band A. • Available Now • Tenant Fees Apply.

**£875 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE

A tarmac front yard leads up to the wooden front door opening on to

### ENTRANCE HALLWAY

4'1" x 3'3"

With fully fitted wood effect laminate flooring and inset brush mat, wall mounted coat hooks, fuse box, electric meter and radiator.

### STAIRS AND LANDING

Rising to first floor with fully fitted grey carpet and fitted wooden bannister.

### LIVING ROOM

13'11" x 11'4"

A good sized room with fully fitted grey carpet, double glazed UPVC windows to the front, grey slate and stone feature fireplace, slatted wooden door to airing cupboard, TV point, thermostat, smart meter, radiator and smoke alarm.

### BEDROOM

12'0" x 10'5"

Across the landing, a varnished wooden door opens on to a DOUBLE bedroom with fully fitted grey carpet, double glazed UPVC windows to the front, radiator, telephone point, and storage cupboard.

### KITCHEN

16'11" x 7'5"

An open doorway looks on to the newly fitted kitchen, with grey laminated front wall and base units, newly fitted white marble laminate worktop, fully fitted wood effect laminate flooring, double glazed UPVC windows to the rear, space for a fridge/freezer, white acrylic sink unit, space and plumbing for washing machine and dishwasher, Vaillant gas combi boiler, newly fitted integrated LAMONA oven and grill, new integrated Russell Hobs 4 ring gas hob, integrated extractor hood, smoker alarm and CO2 alarm.

### REAR HALLWAY

7'0" x 3'11"

With continuation of the fully fitted wood effect laminate flooring, double glazed UPVC window to the rear, radiator, loft hatch and storage cupboard.

### BATHROOM

7'0" x 6'10"

With continuation of wood effect laminate flooring from rear hallway, double glazed UPVC windows to the rear, a cream suite of wash basin, bath and WC, mirror, vanity unit, thermostatic shower, radiator, towel rail, loo roll holder and extractor fan.

### OUTSIDE

To the front of the property is a tarmac yard with concrete steps leading to the front door. To the right hand side of the property, a path and garden gate lead to the rear of the property. There is a patio area enclosed on two sides with fence panels, which is of exclusive use to the tenants. There is also a shed to the rear for tenants use. There is communal access at the rear of the property for both 19 and 20 Priory, and access must not be blocked. There is on street parking available in front of the property.

### SERVICES

Mains Electric, Gas, Water and Drainage.

Gas Central Heating.

Council Tax Band A.

Ocom Mobile Coverage: O2, EE, Three and Vodafone good outdoor, variable indoor.

Ocom Predicted Broadband: Standard Download 17Mbps, Standard Upload 1Mbps. Superfast and Ultrafast broadband available.

## SITUATION

The property is found in a residential area near to Wellington town centre, only a five minute walk away. 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

With Stags Wellington office on your left, head straight up to the road and through the traffic lights. After a short distance turn right on to Priory, then take the left on the corner to continue on Priory. The property will be found a short way up on the left hand side.

## LETTINGS (Where a 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 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.

## AGENTS NOTE

The Council have scheduled works to replace the roof of the property. This will involve scaffolding being placed at the property, which is due to go up shortly.



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.



7 High Street, Wellington, TA21 8QT  
01823 662234  
rentals.somerset@stags.co.uk



@StagsProperty

