

STAGS

Newlands House Gypsy Lane, Greenham, Wellington, Somerset TA21 0LZ

A very well presented five bedroom farm house situated within easy access to Wellington.

Wellington 4 Miles - M5 (Junction 26) 6 Miles

• Double Garage • Enclosed Garden • Flexible Accommodation • Home Office • A Pet Considered (Terms Apply) • Long Term • Available Mid to End of November • Deposit: £2884 • Council Tax Band E • Tenant Fees Apply

£2,500 Per Calendar Month

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ACCOMMODATION TO INCLUDE
Front door into;

ENTRANCE HALL
Large entrance hall with built in cupboards, new carpet, stairs rising to the first floor and doors to;

KITCHEN / DINER
Spacious kitchen diner with a range of shaker style kitchen wall and base units, integrated dishwasher, electric oven and hob, multi-fuel Rayburn, stainless steel sink and draining board, two radiators and an island. There is space for a dining table and chairs. Through to;

DINING ROOM
With patio doors out to the garden, new carpet, radiator and double doors into;

SITTING ROOM
Spacious sitting room with windows, patio doors out to the garden, two radiators, wood burner and new carpet. Double doors lead back into the hallway.

UTILITY ROOM
With doors to the garden, kitchen and garage. There is a storage cupboard, stainless steel bowl sink with storage underneath, space and plumbing for a washing machine and free standing fridge freezer.

DOWNSTAIRS CLOAKROOM
With just a low level WC fitted and window.

BEDROOM 4
Double bedroom with newly fitted carpet, radiator and window.

DOWNSTAIRS SHOWER ROOM
Comprising of; shower cubicle, WC, wash hand basin and towel radiator.

BEDROOM 5
Double bedroom with newly fitted carpet, radiator and window. Could also be used as a further reception room.

STAIRS & LANDING
Newly carpeted stairs and landing with airing cupboard and doors to;

BEDROOM 1
Spacious double bedroom with dual aspect, built in wardrobes, two radiators and door to;

EN-SUITE
Comprising of; towel radiator, carpet, WC, wash hand basin and bath with shower handle attachment and Velux window.

BEDROOM 2
Double bedroom with new carpet, window and radiator.

BEDROOM 3
Double bedroom with new carpet, dual aspect windows and two radiators.

SHOWER ROOM
Comprising of; walk-in shower, WC, wash hand basin, towel radiator and storage in the eaves.

GARAGE & HOME OFFICE
There is a double garage with lighting and stairs up to a lockable room which would be a good sized home office with Juliette balcony.

OUTSIDE
The property boasts ample parking, a car port and a large enclosed garden mainly laid to lawn with patio area and pergola. There is a further gravel area from the utility room. Behind the garage is a further grassed area and the oil tank.

SERVICES
Mains Water and Private Drainage.
Electric Car Charger.
Oil Fired Central Heating.
Electric to be sub-metered and billed directly by the landlord.
Council tax band E.
According to the Ofcom Broadband checker, standard and ultrafast broadband is available. Mobile signal is limited indoors on EE, Three, Vodafone and O2 and likely for all outside.

SITUATION
Newlands House is located in a quiet location within easy reach of the A358, and is a mere 10 minutes from Wellington and 20 minutes from Tiverton, with the M5 junction 27 only a 15 minute drive away. Both Tiverton and Wellington provide a number of local amenities, including shops, cafes, health care surgeries, leisure and scholastic facilities. Further afield, only 40 minutes away, is the Somerset County Town of Taunton, providing further shopping facilities, supermarkets, schools, leisure and doctors surgery's, including Musgrove Hospital. Both Tiverton and Taunton railways also provide a direct line route to London Paddington.

DIRECTIONS
From Wellington, follow Exeter Road out of Wellington past Rockwell Green. At the roundabout, take the second exit on to A38 and follow for 2 miles and turn right at the sign labelled "Ashbrittle, Appley, Holcombe Rogus, Greenham". Continue down the road and turn right at the crossroads on to Gypsy Lane. The entrance to the property can be found on the left hand side a short distance up. The automatic gates will open upon approach and the property is down on the right hand side, visible from the gates.

AGENTS NOTE
Please note, the property is situated on a working free range chicken farm.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available mid to end of November. RENT: £2500 pcm exclusive of all charges. DEPOSIT: £2884 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 & 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.

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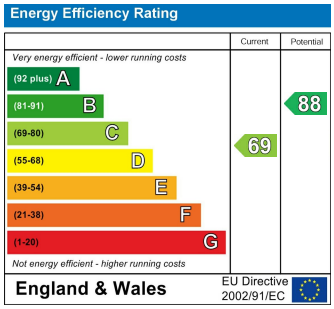








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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