

47 Wellington Road, Taunton, TA1 5AR

£1,300 PCM



KEY FEATURES

- 4 BEDROOM DETACHED HOUSE
- RECENTLY DECORATED
- LARGE GARDEN WITH PATIO AREA
- MODERN BATHROOM AND KITCHEN
- SUNROOM
- OFF ROAD PARKING FOR 2 CARS & GARAGE
- HOLDING DEPOSIT FOR APPLICATION = £300
- CHECK-IN DEPOSIT = £1,500
- GROSS INCOME REQUIREMENT APPROX £45,000

Driving distances – town center – .7 miles, train station – 1.2 miles, M5 jct 25 – 3 miles, M5 jct 26 – 5.5 miles, Musgrove Park Hospital – .5 miles, HPC via M5 22.2 miles.

Taunton is the County Town of Somerset and provides a comprehensive range of educational, cultural, leisure and shopping facilities. It is conveniently located for national communications with Junction 25 of the M5 motorway on the outskirts of Taunton and an excellent mainline train service from Taunton to London (Paddington) which can be reached in less than 2 hours on the fastest trains.

Wellington Road is a great location with local schools, Somerset University, and the town center within easy walking distance.

The accommodation: -

Newly Neutrally decorated throughout. The property is a spacious family home with a large garden and ample parking.

Ground floor – entrance hallway with WC, a child’s playroom/storage (limited height), dining room, living room with feature gas fire, kitchen, sunroom/breakfast room.

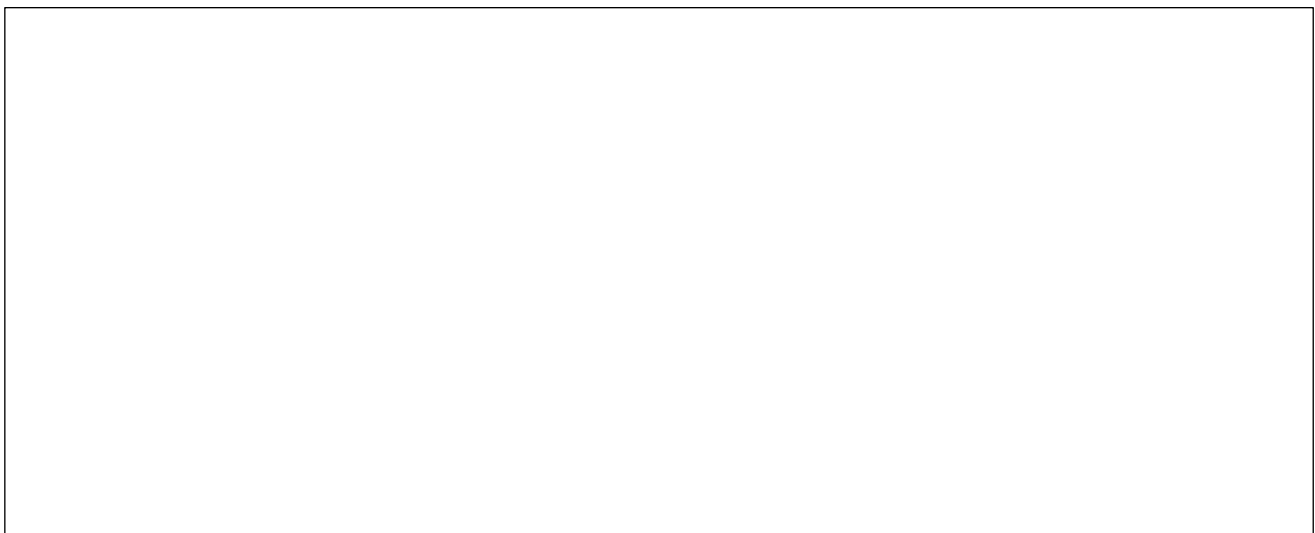
On the 1st floor - 2 double bedrooms, 2 single bedrooms and family bathroom.

Outside the property has a paved patio area and large wrap around lawns. Off road parking for 1 car in front of the garage.

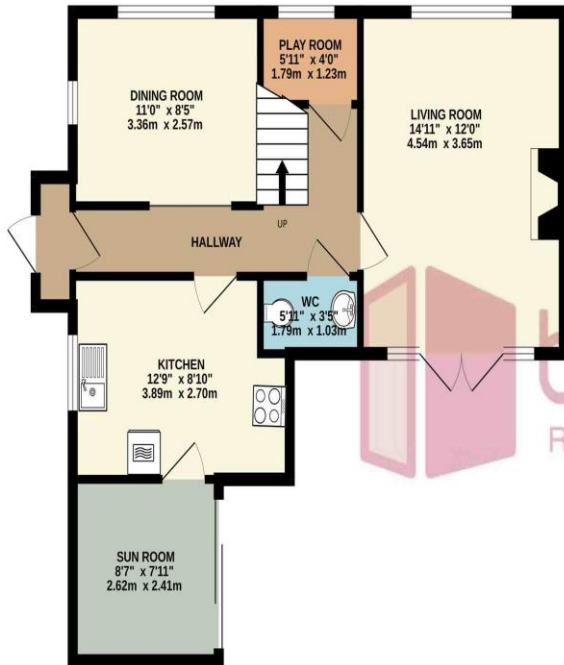
Available to let unfurnished on an Assured Shorthold Tenancy for an initial six-month period at a rent of £1,300 per calendar month.

- Pets: Considered + £30 PCM
- Smokers: No
- Benefits: Considered with a suitable guarantor
- Children: Yes
- Sharers: Considered – 2 only - professional
- Energy Rating: D
- Council Tax Band: E

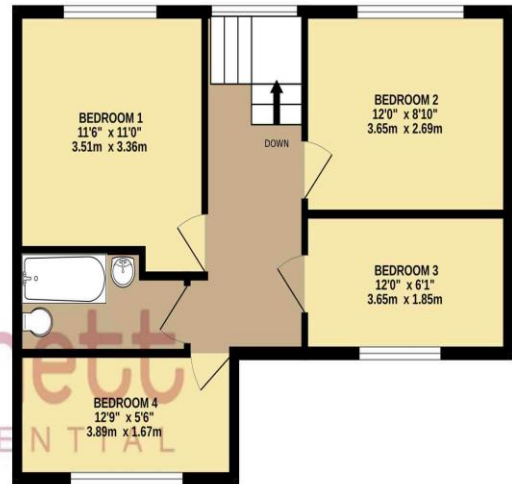
AVAILABLE – NOW PLEASE PHONE 01823 366080 FOR A VIEWING



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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