



Flat 8, Sanford Court 57 South Street, Wellington,
Somerset TA21 8PA

A one bedroom apartment in a convenient
location.

Short walking distance to Wellington Town Centre

• Town Centre Location • Separate Living Room • Double
Bedroom • Available immediately • 12 Months Plus • Deposit: £836 • Council
Tax Band: A • Tenant Fees Apply

£725 Per Calendar Month

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

ACCOMMODATION

Communal main entrance leads to inner hallway and stairs to the first floor with the apartment door leading in to;

ENTRANCE HALL

Small hallway with entry phone and doors to;

BATHROOM

Three piece suite with shower over bath, low level WC and wash hand basin.

BEDROOM

10'1 x 10

Double bedroom with window overlooking the rear of the property. With carpet and radiator.

LOUNGE

12'1 x 11'7

A spacious room with space for sofas and a small dining table and chairs. Window overlooking the rear of the property, carpet and radiator.

KITCHEN

9'10 x 5'6

Modern kitchen with a range of wall and base units, stainless steel sink, oven and hob, space and plumbing for washing machine and space for fridge freezer.

SITUATION

Located on the edge of the town centre of Wellington. The town offers a good range of facilities including supermarkets, public houses, vets, library, cottage Hospital, primary and secondary schools together with a sports centre with swimming pool. There are a range of further sports facilities including football, rugby and cricket clubs. For a wider selection the County Town of Taunton is within 7 miles with its main line rail link to London Paddington and access to the M5 motorway.

OUTSIDE

Shared courtyard area with rubbish store and separate cycle shed. Please note there is no parking with this property.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Fired Central Heating

Ofcom predicted broadband services - Standard: Download 19 Mbps,

Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on

EE, O2 and Vodafone. External EE, Three, O2 and Vodafone

Local Authority: Council tax band A

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £725pcm exclusive of all charges. DEPOSIT: £ 836 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.

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.

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.

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://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.



7 High Street, Wellington, TA21 8QT
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	78
(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		