



STAGS

2 Cooper Walk, Wellington, TA21 9RQ

A modern 3 bedroom home in this popular location on the edge of Wellington.

Wellington Town Centre 2 miles - J26 M5 1 mile - Taunton 7 miles

• Convenient Location • Lounge • Kitchen/Breakfast room • Gas central heating • Enclosed rear garden • Garage in Block • Deposit £1557 • Council tax band C • EPC B • Tenant fees apply

£1,350 Per Month

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

ACCOMODATION TO INCLUDE:

ENTRANCE HALL

Entered via a composite front door with glazed panel, tiled flooring, radiator and under stairs storage cupboard.

LOUNGE

42'7" x 6'6" x 29'6" x 29'6"

uPVC double glazed window to front aspect, grey fitted carpet and radiator.

CLOAKROOM

Downstairs cloakroom with WC, pedestal wash hand basin, radiator, extractor and tiled flooring.

KITCHEN/BREAKFAST ROOM

17'4 x 9'9

Fitted with a range of white gloss wall, drawer and base units with work surface over. Stainless steel one and a half bowl sink unit with mixer tap, 6 ring AEG gas hob with extractor hood and double AEG oven. built in dishwasher and washing machine. uPVC double glazed double doors to rear garden, radiator.

FIRST FLOOR LANDING

Hatch to loft space, built in cupboard over stair bulk.

BEDROOM 1

11'7 x 9'6

uPVC double glazed window to front aspect, grey carpet and radiator.

BEDROOM 2

11'7 into door x 9'11 into door

uPVC double glazed window to rear aspect, grey carpet and radiator.

BEDROOM 3

8'2 x 6'8

uPVC double glazed window to rear aspect, grey carpet and radiator.

BATHROOM

7'4 x 6'3

White suite with low level WC, wash hand basin and panelled bath with therma shower over. Tiling to splash prone areas, chrome heated towel rail. spotlights, electric wall mounted mirror with lighting, tiled flooring an uPVC double glazed window to front aspect.

GARDEN

Enclosed level rear garden with rear access. Laid in the main to lawn with patio areas.

GARAGE

A single garage with up and over door, situated in a block under a coach house to the left hand side of the property.

SITUATION

A modern home at Jurston Fields on the eastern fridge of Wellington town centre within easy reach of the town centre and the M5 Junction. Wellington offers a good selection of shops, recreation and schools. The county town of Taunton is just 7 miles away where a greater selection of facilities can be found together with a main line train station to London Paddington.

SERVICES

Mains Electric, Gas, Water and Drainage.

Gas Central Heating.

Council Tax Band B

Ocom Predicted Mobile Service: EE, indoor and out O2, Three and Vodafone

outdoor

Ocom Predicted Broadband Download: 16 Mbps Superfast 65 Mbps Ultrafast 1800

Ocom Predicted Broadband Upload: 1 Mbps (Superfast 17 Ultrafast 220

DIRECTIONS

Start on High Street, Wellington, head south on High Street toward South Street.

At the junction with South Street, continue onto Pyles Thorne Road (following signs toward Church / A38). Continue along Pyles Thorne Road and then take the left turning into the Jurston Fields estate area.

LETTING (Where the landlord will consider pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1350 pcm exclusive of all charges. DEPOSIT: £1557 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 FEE 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.



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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		97
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		85	
England & Wales		EU Directive 2002/91/EC	