



27 Cob Castle, Ham, TA21 9HJ

A 3 bedroom, unfurnished semi detached house situated in Ham, just a short distance from Wellington and close to the M5.

Wellington Town Centre 1.9 miles Taunton 5.4 miles Exeter 27 miles

• Kitchen/Diner • Sitting Room • Two double bedrooms • One single bedroom • Parking & Garden • Prefer no pets • Council tax band B • Long Let • Deposit £1269 • Tenant fees apply

£1,100 Per Calendar Month

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

AGENTS NOTE

The property has a Section 106 condition attached to it. It requires that the property remain part of affordable housing and stipulates that its occupants must be from Wellington.

ACCOMMODATION TO INCLUDE

from front, door opens into

HALLWAY

With radiator, understairs cupboard. Door into

13'0" x 4'0"**CLOAKROOM**

WC, wash hand basin, window to side, radiator.

6'1" x 3'0"**KITCHEN/DINING ROOM**

With wood effect flooring, KITCHEN area comprising range of fitted wall and base units, work surface, tiled splashback, electric oven, gas hob and extractor above, stainless steel sink unit, space and plumbing for automatic washing machine, gas boiler. DINING space with radiator.

12'1" x 8'3"**SITTING ROOM**

With wood effect flooring, window overlooking garden, two radiators, french doors opening into garden.

15'7" x 11'7"**FIRST FLOOR STAIRS AND LANDING**

With storage cupboard, door into

BATHROOM

With linoleum flooring, suite comprising bath with thermostatic shower over, WC, wash hand basin, shaver point, radiator, towel rail, window to front.

6'1" x 6'10"**BEDROOM ONE**

Double with radiator, window to front.

11'8" x 8'3"**BEDROOM TWO**

Double with radiator, window to rear.

12'0" x 8'3"**BEDROOM THREE**

Single with radiator, window to rear.

8'3" x 6'11"**OUTSIDE**

To the rear of the property is a fully enclosed garden with pedestrian gate to the side accessing the parking space. The garden is laid with artificial lawn with a composite decking space immediately to the rear providing a private seating space.

SERVICES

Mains electric

Mains gas

Mains water & drainage

Council tax band B

Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8 Mbps. Superfast: Download 38 Mbps, Upload 8 Mbps. Ultrafast not available.

Ofcom predicted mobile coverage for voice and data: Considered good on EE, Three & Vodafone (could be limited indoors). O2 Variable both indoors and outdoors.

SITUATION

27 Cob Castle is conveniently located approximately 2 miles from Wellington town centre within easy reach of shops, service and local amenities. The M5 is approximately 1 mile providing excellent road links to both the North and South. The county town of Taunton is approximately 5 miles providing a wider range of shops and facilities as well as mainline railway link.

DIRECTIONS

From Stags Wellington Office, take B3187 down the High Street to Taunton Road. Proceed along this road, passing Lidl on the left and continuing straight over the roundabout. On reaching the Chelston Roundabout, take the 2nd exit onto the A38. Proceed along this road taking the first turning on the left, signposted Ham. Follow the road and the entrance to Cob Castle will be seen on the left hand side. Enter the close, proceeding around to the right and number 27 will be seen, at the end, on the left hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: 1100 pcm exclusive of all charges. DEPOSIT: £1269 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

The holding deposit 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](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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rentals.somerset@stags.co.uk



@StagsProperty



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