

STAGS

10 Newgate Lane, Wiveliscombe, TA4 2NX

A well positioned two bedroom terrace bungalow, ideally located within walking distance of Wiveliscombe town centre.

Wiveliscombe High Street >1 Mile - Wellington 7 Miles - Taunton 10 Miles - Minehead 17 Miles

• Newly Redecorated. • New Carpets. • New Gas Boiler (to be fitted) • Woodburner. • Enclosed Garden. • Parking for 1 Small Car and Single Garage Due To Narrow Access To Parking Area, • Deposit £1211 • Council Tax Band B • Available December (Subject to Gas Boiler Fitting) • Tenant Fees Apply.

£1,050 Per Calendar Month

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ACCOMMODATION TO INCLUDE
A concrete path leads up to the UPVC front door, opening on to

ENTRANCE HALLWAY 12'10" x 5'3"
With new wood effect laminate flooring, loft hatch, radiator and airing cupboard. A white wooden panel door to the left opens to

LOUNGE / DINING ROOM 10'4" x 18'4"
A large and bright room with newly fitted beige carpets, double glazed UPVC windows to the front, radiator, woodburner, and TV point. The open doorway to the rear leads to

KITCHEN 10'3" x 7'1"
A galley kitchen with fitted wood effect laminate flooring, white laminate fronted wall and base units, double glazed UPVC door and windows to the rear, integrated electric oven, integrated 4 ring gas hob, integrated extractor hood an space for fridge/freezer.

BATHROOM 9'9" x 6'3"
From the entrance hallway. a white wooden panel door opens on to the bathroom, with grey vinyl flooring, airing cupboard with new fitted washing machine, white suite of bath, WC and wash basin, thermostatic shower over the bath, mirror and chrome heated towel rail.

BEDROOM ONE 12'7" x 10'2"
DOUBLE with newly fitted beige carpet, double glazed UPVC windows to the rear, radiator and satellite cable.

BEDROOM TWO 10'2" x 12'1"
DOUBLE with new fitted beige carpet, double glazed UPVC windows to the front, radiator and TV point.

OUTSIDE
A narrow single track lane leads down to the separate driveway for houses 9-11 Newgate Lane (suitable for a small car to drive down only). The driveways swoops down in front of the block of garages, with the allocated single garage for number 10 being the furthest from the left.

Immediately in front of the house is a garden split in to two sections and mostly laid to lawn, with a drive cutting across the centre. There is a right of access by Number 11 over Number 10 using this path.

To the rear of the property is a fully enclosed garden, with a patio, lawn and summer house. Flowerbeds line either side and are filled with established plants.

SERVICES
Mains Electric, Gas, Water and Drainage.
Gas Fired Central Heating.
Council Tax Band B.
Ofcom Predicted Mobile Coverage: O2, EE, Three and Vodafone good outside, variable indoors.
Ofcom Predicted Broadband Speeds: Standard download 16Mbps, Standard upload 1 Mbps. Superfast available.

SITUATION
Tucked away in quiet cul-de-sac, 10 Newgate Lane ideally suited to those looking for a peaceful property, whilst being in easy walking distance to the town centre. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection, Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS
From Stags Wellington Office, turn right from the High Street on to North Street/B3187. Follow the B3187 for 5 miles going through Milverton. At the roundabout, take the 1st exit on to the B3227 signposted 'Wiveliscombe' and follow the B3227 for 3 miles. At the next roundabout, take the 2nd exit signposted 'Barnstaple' and continue into Wiveliscombe town. At the traffic lights, turn right on to the High Street and at the top of the hill turn right into Silver Street, proceed along this road, turning left on to Newgate lane. The property can be found a short distance down the road on the left hand side up a raised driveway.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1050 pcm exclusive of all charges. DEPOSIT: £1211 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
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.

STAGS
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