



**STAGS**

1 Cornhill, Wellington, Somerset TA21 8LU

Modern first floor, spacious, one bedroom apartment situated in a convenient location.

Situated in Wellington Town Centre.

- Central Location • Double Bedroom • Open Plan Living Room/ Kitchen • First Floor Apartment • Available NOW • 6/12 Months Plus • Deposit: £750 • Council Tax Band: A • Tenant Fees Apply

**£650 Per Calendar Month**

01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)



## ENTRANCE HALLWAY

Communal front door with stairs leading to first floor:

## PERSONAL FRONT DOOR

Entrance hall with doors leading off to:

## KITCHEN/LIVING ROOM

Spacious room with recently fitted kitchen offering range of wall and base units, space and plumbing for washing machine, electric hob and oven. TV points.

## BEDROOM

Double bedroom with storage cupboard and door leading to:

## EN-SUITE SHOWER ROOM

Shower cubicle, WC, wash hand basin.

## SERVICES

Mains electric, water and drainage. Council tax band A.

## SITUATION

Wellington is situated just off Junction 26 of the M5 Motorway and is an attractive Somerset town located between the River Tone and the Blackdown Hills currently with a population of some 14,000 which is anticipated to grow significantly in the years to come. There is a good range of shops, schools, businesses and sports centre. The town also acts as a dormitory town for Taunton and Exeter. Cornhill is situated in a lane with a mixture of local shops and residential property.

## DIRECTIONS

Entering Wellington from Taunton (A38), pass the Stags office on your right hand side and continue up the road for about 500 yards. The flat will be found on the left hand side of a path to the left of Wetherspoons.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 6 /12 months plus, unfurnished and is available NOW. RENT: £650pcm exclusive of all charges. DEPOSIT: £750 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.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one week's 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. For further clarification before arranging a viewing please contact the lettings office dealing with the 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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68	68	68
E	39-54		
F	21-38		
G	1-20		
The less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			