



STAGS

Flat 3, 1a Cornhill, Wellington, Somerset TA21 8LU

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

Situated in Wellington Town Centre.

• Available November • 12 Months Plus • Sorry, Not Suitable for Pets • Council Tax Band: A • Deposit: £750 • Tenant Fees Apply

£650 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ENTRANCE HALLWAY

Communal front door with stairs leading to second floor :

PERSONAL FRONT DOOR

Entrance hall with doors leading off to:

KITCHEN/ SITTING ROOM 10'5" x 21'11"

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

BEDROOM 1 11'9" x 9'10"

Double bedroom with storage cupboard and door leading to :

EN-SUITE SHOWER ROOM

Brand New -Shower cubicle, WC, wash hand basin

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric Heaters

Ofcom predicted broadband services - Standard: Download 28

Mbps, Upload 1 Mbps. Superfast: Download 64 Mbps, Upload 18

Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely

on O2. External EE, Three, O2 and Vodafone

Local Authority: Council tax band A

OUTSIDE

Please note, there is no outside space or parking with this property.

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 a path to the left of Weatherspoons.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available April. RENT: £550 per calendar month exclusive of all charges. DEPOSIT: £630 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. 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. 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.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Rights Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.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 plus) A		
(81-91) B		
(69-80) C	72	72
(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		