



16 Oak Crescent, Willand, EX15 2SS

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A newly refurbished two bedroom semi detached house situated in a convenient location close to the M5.

Cullompton 2.9 miles - Tiverton 8 miles - M5 (J28) 3 miles

- Newly fitted Kitchen • Recarpeted and Redecorated throughout • Shower Room • Garden, Garage & Parking • Long let • Prefer no pets • Council tax band B • Deposit : £1148 • Available end April • Tenant fees apply

**£995 Per Calendar Month**

01823 662234 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMMODATION TO INCLUDE

From front, upvc door opening into

## ENTRANCE HALLWAY

With stairs rising to first floor, coat hooks, door into

## SITTING ROOM

10'5" x 13'1"

with window to front, radiator, door into

## KITCHEN/DINING ROOM

13'9" x 7'6"

With spotlighting, vinyl flooring, KITCHEN comprising range of newly fitted gloss fronted wall and base units, roll edge worksurface with tiled splashback, stainless steel sink unit, electric oven and hob with extractor above, space for washing machine, fridge/freezer, wall hung gas fired boiler, window to rear with fitted bling. DINING AREA with radiator, door to understairs storage cupboard. Door to garden.

## FIRST FLOOR STAIRS AND LANDING

With window to side, storage cupboard. Door into

## BEDROOM ONE

13'9" x 9'10"

4.2m x 3.0m at widest point narrowing within recess to 1.3m x 1.0m. Spacious L-shape room with window to front, radiator, built in storage cupboard.

## BEDROOM TWO

6'10" x 10'9"

Generous single/small double with radiator, window to rear.

## SERVICES

Mains electric, water and drainage, council tax band B.

Ofcom predicted mobile coverage - Good on all networks.

Ofcom predicted broadband standard download 2 Mbps Upload 0.4Mbps

## OUTSIDE

To the front of the property is an area mainly laid to lawn with pedestrian path and DRIVEWAY leading to SINGLE GARAGE with up and over door and pedestrian door to rear. To the rear of the property is an enclosed courtyard style garden with raised beds and patio area providing a private seating space.

## DIRECTIONS

From J28 of the M5, at the Cullompton services take the B3181 towards Cullompton town centre. Pass The Weary Traveller on your left hand side and at the round about take the second exit onto Millennium Way. Follow the road for approximately a mile, going straight over at the next two roundabouts. At the third round about take the second exit back onto the B3181 onto Five Bridges. Follow the road over the M5 and into Willand. Take the second turning on the left into Meadow Park. Follow this road

around to the right continuing until Oak Crescent is found on the right hand side. Proceed into the close where number 16 will be seen on the right.

## LETTING

The property is available to let on a assured shorthold tenancy, unfurnished and is available end April. RENT: £995 pcm exclusive of all charges. DEPOSIT: £1148, 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 AND TENANT FEES

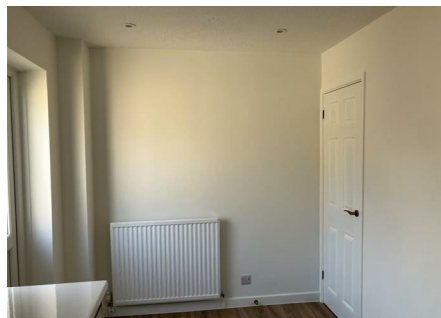
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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 ACT

It has been confirmed that phase one of the Act will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr_roadmap.pdf)



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  
01823 662234  
[rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	