



STAGS

Flat 1, 1a 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 end July • Deposit: £865 • Council Tax Band: A • Tenant Fees Apply

£750 Per Calendar Month

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

ENTRANCE HALLWAY

Communal front door with stairs leading to first floor:

PERSONAL FRONT DOOR

4'4" x 5'7"

Entrance hall with doors leading off to:

KITCHEN/LIVING ROOM

10'5" x 23'11" kitchen area 13'8" x 6'5"

Spacious room with fitted kitchen offering range of wall and base units, there is a washing machine, electric hob and oven. Space to put a fridge/freezer TV points.

BEDROOM

10'0" x 12'11"

Double bedroom with storage cupboard and door leading to :

EN-SUITE SHOWER ROOM

7'4" x 4'4"

Shower cubicle, WC, wash hand basin.

SERVICES

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

Good outdoor and in-home mobile coverage - EE, O2, Three and Vodafone (Ofcom.)

Ofcom Predicted Broadband Download: Standard 18 Mbps (Ultrafast Available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Ultrafast Available)

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.

LETTING (Where the landlord would prefer no pets)

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £750 pcm exclusive of all charges. DEPOSIT: £865 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 FEE & 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](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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@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	68	68
EU Directive 2002/91/EC		