



14 Cornflower Close, Willand, EX15 2TT

A superbly presented unfurnished two bedroom semi detached house situated in the popular village of Willand close to the M5

Willand Old Village 1 mile - Cullompton Town Centre 3 miles - J28 M5 3.5 miles

• Kitchen • Sitting/Dining room • Wet Room • Garden • Parking • Long Term • Deposit £1067 • Council tax band B • Available immediately • Tenant fees apply

£925 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

from front, door opening into

HALLWAY

9'3" x 3'1"

With coat hanging, radiator, wood effect vinyl flooring.

UTILITY ROOM

4'3" x 2'7"

With vinyl flooring, radiator, window to rear, washing machine which Landlord will be responsible for

SITTING ROOM/DINING ROOM

13'11" x 11'7"

With window to front, radiator, open understairs alcove, patio doors opening to garden.

KITCHEN

9'3" x 5'3"

With spotlighting, vinyl flooring, window to front, range of fitted wall and base units, worksurface with tiled splashback, stainless steel sink unit, electric oven, gas hob with extractor above, space for fridge/freezer plus additional appliance, gas fired boiler.

FIRST FLOOR STAIRS AND LANDING

With airing cupboard. Door into

BEDROOM ONE

11'7" x 8'0"

Double with window to rear, radiator.

BEDROOM TWO

7'11" x 8'3"

Small double, wardrobe and additional storage cupboard, window to front, radiator.

WET ROOM

5'3" x 6'11"

Wet room with walk in shower area, vinyl flooring, WC, wash hand basin, extractor fan, radiator, window.

OUTSIDE

32'8" x 22'0"

The front garden is an open grass area. There is a driveway to the side of the property providing space for parking for 2 cars, nose to nose. There is an enclosed rear garden with paved patio, lawn area with established shrubs. Large summer-house/store plus garden shed. Pedestrian access to parking.

SERVICES

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

Ofcom Predicted Mobile Data: O2, Three, EE and Vodafone all good outside. EE good indoors - Three, O2 and Vodafone variable indoors
Ofcom Predicted Broadband Download: Standard 6 Mbps - Superfast 57Mbps - Ultrafast 1800Mbps
Ofcom Predicted Broadband Upload: Standard 0.7 Mbps (Superfast 11Mbps - Ultrafast 1000Mbps

DIRECTIONS

From J27 of the M5, take the A38 towards Wellington. At the Waterloo Cross roundabout, turn right and at the next roundabout, take the 1st left and then right into Willand Moor Road. Proceed along this road taking the turning on the left into Buttercup Way then left into Elderberry Way onto Cornflower Close.

LETTINGS

The property is available to let on a assured shorthold tenancy, unfurnished and is available immediately. RENT: £925 pcm exclusive of all charges. DEPOSIT: £1067, 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

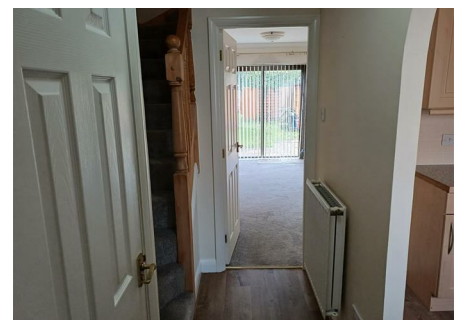
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1r_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



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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		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		71	89
England & Wales		EU Directive 2002/91/EC	