



2 Mill Leat House Mill Leat, Hemyock, Cullompton, Devon  
EX15 3TY

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A un or part furnished two-bedroom first-floor flat  
situated on the edge of the popular village of Hemyock.

Wellington 6.4 miles | Taunton 10.1 miles

• Set within the Blackdown Hills National Landscape • Fitted kitchen • Open  
plan sitting/dining room • 12 months plus • Council tax band B • Deposit  
£917 • EPC band D • Available early April • Tenant fee apply

**£795 Per Calendar Month**

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

## COMMUNAL HALLWAY

With stairs rising to first floor

## ENTRANCE HALLWAY

Front door opening into hallway with electric heater, intercom, airing cupboard. Door into

## OPEN PLAN SITTING/DINING ROOM

Triple aspect with electric heater, fitted shelving, furniture to include dining table and chairs, sofa, television. Archway into

## KITCHEN

Fitted with range of beech effect fronted wall and base units, work surface, stainless steel sink unit, electric oven and hob with extractor above, fridge freezer, washing machine, window to rear, extractor.

## BEDROOM ONE

Dual aspect double room with electric heater, built in wardrobe.

## BEDROOM TWO

Double room with window to front, electric heater.

## BATHROOM

With suite comprising white bath with thermostatic shower over, wash hand basin, WC, extractor, shaving point, wall hung medicine cabinet, window to rear.

## OUTSIDE

The property benefits from two allocated parking spaces.

## SERVICES

Mains drainage, electricity and water. Mobile coverage is good outdoor and variable in home with EE and Three and good outdoor with O2 and Vodafone (Ofcom). This property has the benefit of Ultrafast broadband (Ofcom). Council tax band

## DIRECTIONS

From the Wellington office, turn left onto South Street, then right onto Wellesley Park, continuing onto Hoyles Road. Turn left onto Oldway Road, followed immediately by a right onto Monument Road. At the top of Wellington Hill, turn right toward Combe Hill, then immediately left onto Combe Hill. Follow this road for 1.8 miles, then turn left onto Lower Millhayes, followed by a right onto Mill Leat, where the property will be on your left.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy for 12 months plus, un or part furnished and is available April. RENT: £795 exclusive of all charges. DEPOSIT: £917 returnable at end of tenancy, subject to 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. Viewing 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 Bill 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/6915beb8bc34c86ce4e6e7\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_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.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			82
192-230 kWh/m <sup>2</sup> /year	A		
155-191 kWh/m <sup>2</sup> /year	B		
122-154 kWh/m <sup>2</sup> /year	C		
91-121 kWh/m <sup>2</sup> /year	D	68	
62-90 kWh/m <sup>2</sup> /year	E		
31-61 kWh/m <sup>2</sup> /year	F		
1-30 kWh/m <sup>2</sup> /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	