



24a Station Road, Hemyock, Cullompton, EX15 3SE

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An unfurnished three bedroom house situated in the heart of the popular village of Hemyock and within the Uffculme School catchment.

Exeter 26 miles Taunton 10 miles Wellington 5 miles M5/J26 5 miles

- Dining Room/Kitchen • Three bedrooms (one ensuite) • Utility with W.C
- Gardens & Parking • Deposit: £1557 • Council tax band C • 6/12 months plus
- Children/1 pet considered • Available immediately • Tenant fees apply

£1,350 Per Calendar Month

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## DESCRIPTION

Front door into the welcoming entrance hallway with handy understairs cupboard, access to all principle reception rooms and stairs to first floor. Door to the kitchen/dining area with spotlighting, a range of matching grey fronted wall and base units with work surfaces over, inset sink unit, integrated dishwasher, fridge/freezer, double oven, hob and extractor fan, bi fold doors opening into garden. There is a useful utility and adjoining cloakroom. The spacious sitting room is located at the front of the property and benefits from a box bay window. The ground floor benefits from underfloor heating throughout.

On the first floor there are two double bedrooms, with the master having an en suite shower room, and a third a single bedroom, which could be utilised as home office. The family bathroom is fitted in a contemporary style with a white suite comprising bath, WC, vanity wash hand basin, towel rail and extractor fan.

## OUTSIDE

At the front the property steps lead up to a path leading to the front door and an area of lawn. There is a culvert (covered with a grill). To the rear of the property is a fully enclosed rear garden which is tiered with two areas of patio and mainly laid to lawn. At the rear of the garden, a gate provides access to the parking for three cars.

## SERVICES

Mains Electric, water & drainage. Oil heating and hot water.

Eco features with Solar panels and underfloor heating to the ground floor.

This property has the benefit of superfast broadband (Ofcom). Mobile coverage limited inside and outside with Vodafone, O2, Three and EE (Ofcom).

Council tax band C.

## SITUATION

The property is situated in the centre of the pretty village of Hemyock, nestled at the foot of the Blackdown Hills. This area is designated as an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby sought after secondary school, Churches and public house. Approximately 15 minutes drive is the larger market town of Wellington with access to the M5 at Junction 26 and a further range of facilities. The nearest railway station is at Tiverton Parkway, approximately 7 miles distance, with its mainline link to London Paddington. The County town of Taunton provides a further mainline railway link and an extensive range of shopping and educational facilities. The market

towns of Cullompton and Honiton are both within 20 minutes drive.

## DIRECTIONS

From the Wellington bypass (A38 ring road), head South up Monument Road and at the top of the hill/crossroads (by the monument), continue straight across signposted Hemyock. Drop down into the village where you will see the Spar shop on your right; our property will be seen shortly on the left.

## LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £1350 exclusive of all charges. DEPOSIT: £1557 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. 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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk).



Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft

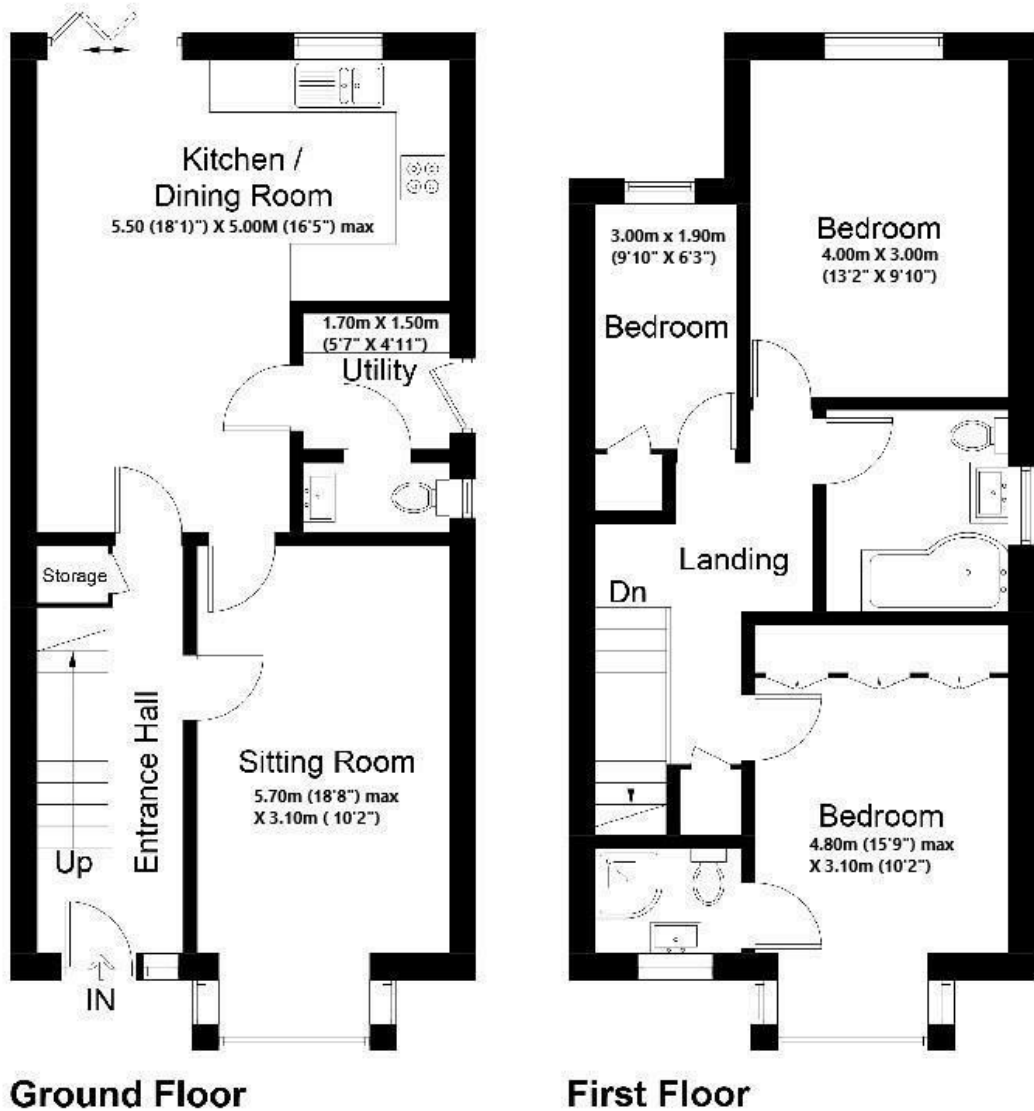


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132828)

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>	89	91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-65)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	