



Flat 1 Culver House, Longdown, Exeter, EX6 7BD

A spacious Grade II Listed ground floor apartment, adjoining a beautiful country house.

Exeter 5.4 Miles

• Available from the 25th March. • Two Bedrooms • Two Reception Rooms • Use Of Communal Grounds • Garaging/Parking • 12 Months + • Council Tax Band C • Unfurnished • Deposit £1032 • Tenant Fees Apply

£895 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)



## DESCRIPTION

A Grade II Listed ground floor apartment in a beautiful country house. The accommodation comprises: entrance hall, kitchen, 2 double bedrooms, bathroom, sitting room, dining room, garage and parking space. Electric heating. No pets/children. Available from the 25th March. EPC Band E. Tenant fees apply.

## ACCOMMODATION

Communal entrance hall with partly glazed door to -

## ENTRANCE HALL

Night storage heater, carpet, doors to -

## DINING ROOM

A dual aspect room which could be used as an occasional bedroom or study. Carpet, built-in shelving and night storage heater.

## SITTING ROOM

Large window to the front, painted brick fireplace with wood burning stove, neutral carpet, night storage heater and door leading to -

## KITCHEN

Window overlooking a courtyard area. Built-in cupboards with roll edged worksurface with inset stainless steel 1½ bowl sink.

Larder cupboard and further shelving. Electric cooker, fridge/freezer and space for and plumbing for washing machine. Cupboard housing electric trip switches. Door to rear courtyard.

## BATHROOM

Bathroom with white suite comprising of a wash hand basin, WC, bath with shower over. Airing cupboard with shelving and heater. Obscured window looking to the front.

## BEDROOM ONE

Double room, carpet, night storage heater, window looking to the rear of the property,

## BEDROOM TWO

Another double room with neutral carpet, window to the rear aspect and an open fire with tiled surround.

## OUTSIDE

Culver House is approached by a long tarmac driveway and is surrounded by open countryside beyond the beautiful grounds. The property is located on the ground floor and adjoins the main house and shares an entrance hall with three other apartments. At the rear of the apartments is a shared courtyard with wood storage available in a shared shed. In addition there is a garaging available for one vehicle in a shared





large double garage. Communal bin store and allocated clothes drying area. On the Landlord's consent, the tenant can also enjoy walks over the grounds belonging to Culver House.

### SERVICES

Mains electricity, water rates and private drainage. Council Tax Band C (ref: 022635).

### SITUATION

The apartment is situated within the impressive and historically important Culver House which is situated in the Teign Valley to the west of Exeter. It is accessed from a long sweeping driveway and is surrounded by open countryside. Despite enjoying a rural position, Culver House is only 6 miles from the edge of Exeter and access to the major road communications of the A30 and the M5. The nearby village of Longdown has a public house and the popular villages of Christow, Bridford and Dunsford, all of which have amenities, are within easy reach.

### AGENT'S NOTE

The Landlord manages this property directly, including the issuing of Tenancy Agreements and the registration of the deposit.

### DIRECTIONS

From Exeter drive through St Thomas on the B3212 signed

Moretonhampstead to the village of Longdown. Drive past the Lamb Inn and continue through the village. Leave village continuing along the B3212 into the national speed limit zone. Continue down the hill for approximately 0.5 mile, when you see the postbox, the tarmac entrance drive to Culver House is the next entrance on the right by the gate lodge and pillars. Continue along the drive forking left at the end, where the main house and apartments will be found.

### LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available now. RENT: £895 per calendar month. DEPOSIT: £1032 returnable at the end of tenancy subject to any deductions. Usual references required. No pets/children.

### HOLDING DEPOSIT AND TENANT FEES

Landlord will prepare all Tenancy administration and referencing. Holding deposit paid to the Landlord direct.

### 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.







21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 671598

rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) <b>A</b>			
81-91) <b>B</b>			
69-80) <b>C</b>			
55-68) <b>D</b>			
49-54) <b>E</b>			
39-48) <b>F</b>			
31-38) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

These particulars are a guide only and should not be relied upon for any purpose.

stags.co.uk