



The Annexe October Cottage, Rull Lane, Cullompton,
Devon EX15 1NQ

An unfurnished studio annexe with parking, situated in a pleasant rural location on the outskirts of Cullompton.

- Fitted Kitchen Area • Living Area • Bathroom • Suit Retired/Professional Person • Convenient Location • Available End February • Tenant Fees Apply • Single Occupancy Only

£600 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

From front, stone steps lead up to solid wooden front door leading into

OPEN PLAN LIVING SPACE

LIVING AREA with exposed beams, windows to front and side, radiator.

KITCHEN AREA comprising newly fitted cream fronted wall and base units, laminate worksurfaces, ceramic 1 ½ bowl sink unit, built in electric oven with ceramic hob above, integrated fridge, freezer and washing machine.

BATHROOM

With wooden effect lino flooring, suite comprising bath with electric shower over, WC, pedestal wash hand basin and radiator.

OUTSIDE

To the side of the property is allocated parking for 1 vehicle. There is no other outside space.

SERVICES

£200 pcm is payable to the landlords for mains electric, water & drainage, heating (G.F.C.H), hot water and council tax. Please note these charges apply only to a single occupier.

SITUATION

The property is situated within easy reach of Cullompton and the M5 Junction 28. Cullompton is situated a mile from J28 of the M5 with links to Exeter and the South West and up to Taunton & Bristol. Tiverton Parkway station is located at J27, with fast rail links to London Paddington. Local facilities including health services, shops and supermarket are available in Cullompton with further facilities available at Tiverton approximately 6 miles drive.

DIRECTIONS

From J28 of the M5 proceed towards Cullompton. At the mini roundabout turn right signposted Willand/Uffculme. Continue straight on at the next two mini roundabouts. At the next turn left signposted Cullompton. Proceed along this road taking the

first turning on the right into Rull Lane. Proceed along this road until reaching the junction with a fork in the road. At the junction ignore the fork and turn back left handed. Proceed along this private drive and October Cottage will be found on the left hand side.

LETTING

The property is available to let on a Renewable Assured Shorthold Tenancy for 6/12 months plus, unfurnished and is available end of August. RENT: £600 per calendar month for rent. £200 per calendar month for electric, water & drainage, heating (G.F.C.H), hot water and council tax. DEPOSIT: £692 returnable at the end of the 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. Usual references required. No Pets, no Children, no Smokers. 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.



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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		
EU Directive 2002/91/EC		