



STAGS

2 Newlands Farm , Cullompton, EX15 1QQ

Recently decorated and spacious two bedroom semi-detached cottage in Cullompton.

Cullompton 1.5 Miles - Exeter 15 Miles - M5 (Junction 28) 1.5 Miles

• Two Double Bedrooms • Rear Enclosed Garden • Off Road Parking • Pets Considered (Terms Apply) • 12 Months Plus • Council Tax Band D • Close to M5 • Deposit £1,298.00 • Available Immediately • Tenant Fees Apply

£1,125 Per Calendar Month

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

ACCOMMODATION

To include:

ENTRANCE PORCH

Stone floor, windows to side, front door

5'10" x 5'2"

ENTRANCE HALL

Wood effect laminate floor, radiator, doors to:

8'2" x 3'7"

LIVING ROOM

Carpet, radiator, bay window to front, stone open fireplace

19'0" x 18'4"

KITCHEN DINER

Wood effect laminate floor, window to front, feature fireplace (NOT IN USE), space for table, radiator, range of floor and wall units, space for washing machine/dishwasher, space for fridge freezer, ceramic hob, single electric oven, extractor hood, single sink and single drainer, pantry cupboard.

10'9" x 18'4"

CLOAK ROOM

Tiled floor, coat hooks, radiator

9'6" x 3'7"

UTILITY ROOM

Vinyl floor, radiator, boiler, windows to rear, basin, floor unit, coat hooks

26'2" x 5'10"

DOWNSTAIRS WC

Laminate floor, window to side, WC

STAIRS/LANDING

Carpet, hand rails

LANDING

Carpeted, airing cupboard

15'1" x 5'2"

BEDROOM 1 WITH DRESSING ROOM

Carpet, windows to front, radiators, fitted cupboards

16'8" x 12'9"

ENSUITE

Laminate floor, heated towel rail, shower, WC, Basin, Vanity unit

9'6" x 5'6"

BEDROOM 2

Carpet, windows to front, radiator, fitted cupboard

15'1" x 13'1"

BATHROOM

Vinyl floor, window to rear, radiator, bath with shower, basin, WC

7'2" x 5'6"

OUTSIDE

Rear enclosed garden with stone chipped patio area, grass lawn and shed with rear gate.

SERVICES

Electricity: Mains

Drainage: Mains

Water: Mains

Heating: Oil Fired Central Heating/Open Fire

Ofcom Predicted Broadband: Standard - Download: 15 Mbps Upload: 1 Mbps

Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Good

Council Tax: Band D

SITUATION

The property is situated within easy reach of Cullompton and the M5 Junction

28. Cullompton is situated half 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, supermarkets and schools are available in Cullompton with further facilities available at Tiverton (6 miles) with commercial recreational and educational facilities, including Blundells School.

DIRECTION

From junction 28 of the M5, take the A373 towards Honiton. Proceed along this road and after approximately 1 mile Newlands Farm will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £1,125.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,150.00. DEPOSIT: £1,298.00 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 & 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 BILL

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/Implementing_the_rental_sector_changes_to_the_rental_sector.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		
(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		
England & Wales		
EU Directive 2002/91/EC		