



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



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.



19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 232872
rentals.tiverton@stags.co.uk



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