



Flat 2 Woodhayne Barton, Culmstock, Cullompton,  
Devon EX15 3JG

Furnished or unfurnished apartment in courtyard  
setting with parking.

Tiverton 13 miles - Taunton 14 miles - Cullompton - 8 miles

- Available early February
- Riverside Walks
- Use Of Laundry Room
- Use Of Shared BBQ Area
- Parking
- No Pets Considered
- 12 Months Plus
- Deposit: £692
- Council Tax Band: A
- Tenant Fees Apply

£600 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

Well presented character apartment in rural setting. Convenient for village and minutes away from M5.

## ACCOMMODATION

From courtyard, door into Hallway and further door to:

### OPEN PLAN LIVING SPACE 14'1" 12'1"

With wood effect flooring, window to front, kitchen has range of base units, fridge, electric oven and hob and stainless steel sink.

### STAIRS AND LANDING

Hard flooring, landing has built-in shelving, Velux window, space for desk/workspace.

### BEDROOM 11'4" x 10'6"

With hard flooring, wooden door, exposed wooden beams, built-in cupboard

### BATHROOM (off bedroom) 10'5" x 5'8"

With hard flooring, white bathroom suite with shower over the bath

### OUTSIDE

There is one parking space available for tenants nearby. The property is situated in a small development of barn conversions within easy walking distance alongside the river to the village. A shared laundry room is available along with a shared BBQ area.

### SITUATION

The property is situated in a small development of barn conversions within easy walking distance alongside the river to the village. Culmstock has village pub, village hall, primary school, shop and easy access to the A38 with Wellington within 7 miles, Taunton-14 miles and M5 junction 27 only 4 miles away, with Tiverton Parkway station alongside for rail links to London.

### SERVICES

Water and drainage is payable direct to the landlords (£45 monthly). Electricity will be invoiced quarterly directly from the landlady. Council tax band A.

### DIRECTIONS

From Junction 27 of the M5, take the A38 towards Wellington. After approx. 2.5 miles, turn right - signposted Culmstock. upon entering the village and crossing the river bridge, turn right opposite church into Silver St (no through road). At the end of the village and after

the last bungalow turn right along track into Woodhayne Barton and the apartment will be found in the courtyard, with parking to the right hand side of the barn development.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 12 months plus, furnished or unfurnished. RENT: £600.00 per calendar month, exclusive of all charges, with £45.00 per month payable to landlords for water & drainage. DEPOSIT: £692.00 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. No Smokers/Pets/Children. ID, credit and financial references required. Viewing 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.



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