



Town Farmhouse , Clyst St. Lawrence, Cullompton,
Devon EX15 2NW

A newly decorated 5 Bedroom Grade II Listed
thatched farmhouse.

Clyst Hydon 2.1 miles; Exeter 8.7 miles

• Three Reception Rooms • Newly Fitted Kitchen • 2 Bath / Shower Rooms • Parking / Gardens / Outbuildings • A Pet (terms apply) / Children Considered • Available Immediately on Unfurnished Basis • Long Let • Deposit: £ • Council Tax Band: F • Tenant Fees Apply

£2,500 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Covered porch with original tiles floor and spart glazed front door leads to;

HALLWAY

With stairs rising, under cupboard, radiators, telephone point, original beams, solid door to the rear and fitted carpet throughout.

Doors lead to;

FAMILY ROOM

16'4" x 12'7"

Double doors to front, original beams, radiator and newly fitted carpet.

SITTING ROOM

18'9" x 13'10"

Inglenook fireplace with woodburner, feature wood panel wall, original beams, radiators, television aerial point and fitted carpet.

SNUG / OFFICE

18'0" x 10'9"

Dual aspect with original beams, radiator and newly fitted carpet.

KITCHEN

14'7" x 13'8"

Comprising newly fitted base and drawer units, worksurface with in set sink with mixer taps, space for dish washer, two electric ovens, 5 ring electric hob with extractor over, radiator, original beams and flagstone floor. Door to second staircase. Door to utility area with plumbing for washing machine and tumble dryer. Solid door to the side access.

Opens into;

DINING ROOM

14'2" x 10'5"

Storage cupboard, radiators, original beams and flag stone flooring.

Arch through to;

LARDER

10'5" x 5'8"

With shelving, original beams and flag stone floor.

STAIRS TO LANDING

Stairs rise to split landing with radiators and fitted carpet.

BEDROOM ONE

11'8" x 12'2"

Good sized double with feature fireplace, wardrobe, television aerial point, radiators and newly fitted carpet.

Door to;

EN-SUITE

White suite comprising of newly fitted shower cubicle with electric shower, low level WC, pedestal wash hand basin with shaver light/socket, heated towel rail, radiator, extractor fan and newly fitted vinyl floor.

Door leads into walk in storage cupboard with shelving and fitted carpet.

BEDROOM TWO

16'11" x 14'11"

Good sized double with feature fireplace, storage cupboard, radiators and fitted carpet.

Step and door leads into;

BEDROOM THREE

18'4" x 10'11"

Good sized double with feature fireplace, radiator and newly fitted carpet.

Door to landing.

BEDROOM FOUR

12'11" x 11'10"

Good sized double with television aerial, radiator and fitted carpet.

CLOAKROOM

White suite comprising low level WC, pedestal wash hand basin, mirror, radiator and newly fitted vinyl floor.

BEDROOM FIVE

10'2" x 9'10"

Small double with original beam, radiator and newly fitted carpet.

FAMILY BATHROOM

White suite comprising, bath with electric shower, shower screen, low level WC, pedestal wash hand basin, mirror, shaver light/socket, radiator, heated towel rail and newly fitted vinyl floor.

Doors lead to airing cupboard with water tank.

Door leads to second staircase which leads down to the kitchen.

OUTSIDE

The property is accessed via the farmyard and continues around to the rear of the house, where there is private parking for several vehicles. A pathway leads around the side to the front of the house, and there is also a gate from the yard providing additional access to the rear.

The garden lies to the side and front of the property and is predominantly laid to lawn, complemented by flower beds, mature trees and established hedging. The tenants will also have use of the greenhouse.



Adjacent to the rear pathway, tenants have access to an outbuilding, store rooms and a log store.

Please note that the main outbuildings within the farmyard are not included within the tenancy. Tenants have access through the yard solely to reach their designated parking area. The landlords will retain use and access to the farmyard and outbuildings.

SERVICES

Electric - Mains connected
Drainage - Private drainage via septic tank (INCLUDED)
Water - Mains connected (Not metered)
Heating - Oil fired central heating & wood burner
Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 1Mbps. Ultra fast: Download of 950 Mbps, Upload 950 Mbps. The landlords have confirmed that there is fibre to the door with Voneus with 500 Mbps
Ofcom predicted mobile coverage for voice and data: External (Likely) EE, Three, O2 and Vodafone
Local Authority: Council Tax Band F

SITUATION

Ideally located, Town Farm enjoys a peaceful rural setting in the village of Clyst St Lawrence, just 2.1 miles from the well-served village of Clyst Hydon. Local amenities include a primary school, village halls, churches, pubs, a community-run shop, and a railway station at nearby Whimple on the London Waterloo line.

Despite its tranquil surroundings, the property offers excellent connectivity. The B3181 links to the M5 at Junctions 28 (Cullompton) and 29 (Exeter), as well as the A30 at Daisymount, providing easy access to London, Bristol, and Cornwall. Regular train services run from Whimple to London Waterloo and from Exeter St David's to London Paddington. Exeter Airport also offers a range of domestic and international flights.

The vibrant cathedral city of Exeter is within easy reach, offering a rich mix of cultural attractions and a wide selection of educational options, including private schools, a sixth form college, and the University of Exeter.

DIRECTIONS

What3Words: ///unhelpful.renting.parsnips

LETTING

The property is available to rent for a period of 6 months plus on a long let, and available on an unfurnished basis immediately. Rent: £2,500 per calendar month exclusive of all charges but inclusive of drainage. Where the let permits a pet the rent will be increased to £2,550pcm. Deposit: £xxxx returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. No Smokers. A Pet (terms apply)/Children Considered. 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. 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 ACT

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_Renters_Right_to_buy_act.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	60	65
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	