



2 Simcoe Place, Hemyock, Cullompton, Devon EX15
3RB

A recently redecorated 4 bedroom unfurnished detached house situated within this popular village.

Approximately 5.4 miles to Wellington

• Three large bedrooms • 1 small bedroom • Bathroom and 1 En-suite • Garden & Parking • Modern electric heating • Pets considered • Council Tax Band D • EPC TBC • Available mid March • Tenant fees apply

£1,450 Per Month

01823 447355 | rentals.somerset@stags.co.uk

Accommodation

Front door leads into

Entrance Hall

Stairs to first floor. Under stairs cupboard.

Cloakroom

Low level WC. pedestal wash hand basin with hot and cold taps, obscure double glazed window to side aspect, vinyl flooring, radiator and consumer unit.

Kitchen/Breakfast Room

14#1 x 8'3

Fitted with a range of cream wall and base units. One and a half bowl laminate sink unit. Built in Whirlpool double oven. 4 ring hob with extractor over. space for washing machine and fridge/freezer. uPVC double glazed window overlooking garden. Wooden side door giving access to the drive way with double glazed panel.

Dining Room

12'2 x 9'2

Double glazed sliding doors to garden. Radiator.

Lounge

16'8 x 11'9

uPVC double glazed bay window to front aspect, radiator.

First Floor

Stairs and Landing

uPVC double glazed window to side aspect, hatch to loft space, built in airing cupboard housing central heating boiler. and immersion tank.

Bedroom 1

12'11 x 9'2

uPVC double glazed window to front aspect, newly fitted carpet, built in double wardrobe, radiator.

En-Suite

Obscure double glazed window to size, low level WC, pedestal wash hand basin, fully tiled shower cubicle with Mira electric shower, radiator.

Bedroom 2

10'9 into wardrobe x 9'2

uPVC double glazed window overlooking rear garden, radiator and built in wardrobe.

Bathroom

Low level WC, pedestal wash hand basin with mixer taps. Obscure uPVC double glazed window, panelled bath with shower attachment off taps, vinyl flooring, extractor.

Bedroom 3

9'8 x 8'7

uPVC double glazed window to front and side aspects, radiator, stair bulk.

Bedroom 4

8'6 x 6'6

uPVC double glazed window overlooking rear garden, fitted cupboard and radiator.

Outside

A tarmac driveway leads to the side of the property to the single garage with up and over door. A gate beside the parking area leads into the rear garden which is fully enclosed. There is a gravelled area with steps leading up to an area of lawn with mature flower and shrub borders.

Services

Mains electric, water and drainage. LPG gas fired central heating. Council tax band D.

Ofcom Predicted Broadband: Standard Download 16 Mbps. Standard Upload 1 Mbps with Superfast and Ultra fast also available.

Mobile coverage limited inside with EE & Vodafone, Good outdoors. 02 & Three. only good outdoors

Situation

The property is situated in the centre of the village of Hemyock situated within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parking approximately 7 miles distance and easy access to the A303 The County town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

Directions

From junction 26 of the M5 motorway exit at Wellington and at the roundabout with the A38 take the first exit signposted Exeter. After approximately 1 mile turn left immediately signposted Monument Road. Continue to the top of the hill and at the staggered crossroads continue straight across signposted Hemyock. Continue along this road and down the hill into the village of Hemyock. Proceed through the village, passing the decorative village pump and turn right into Culmstock Road. Proceed along this road and turn left into Logan Way. Simcoe Place is the next turning on your right hand side.

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.

LETTING DETAILS

The property is available to rent on a renewable assured shorthold tenancy for 12 months plus, unfurnished and is available mid March. RENT: £1450 exclusive of all charges. DEPOSIT: £1673 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. Viewing strictly through the Agents.

RENTERS RIGHTS ACT

It has been confirmed that phase one of the Bill 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](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_Renters_Rights_act.pdf). 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/6915beb8bc34c86ce4e6730/Implementing_Renters_Rights_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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	