



## 5, Old School Court, Culmbridge Road, Hemyock, Cullompton, Devon EX15 3GH

A lovely three bedroom house situated in this delightful development of a former village school.



- A lovely thriving village location
  - Woodburning stove
- Bathroom with shower over the bath
- Local village facilities close by
  - Three double bedrooms
  - Shower room

Per Calendar Month £1,400 Per Calendar Month

A well presented three bedroom end of terrace house, built of red brick under artificial slate roof set in a lovely quiet Devon village in the heart of the Blackdown Hills.

Available June for an initial 12 months with a preference for a long let

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and superfast broadband is available to the property via Openreach There is a very low risk of flooding as stated by the GOV.UK website. The property has electric central heating and will be let unfurnished.

Rent - £1400 per month / £323 per week

Holding Deposit - £323

Security Deposit - £1615

EPC Band - E

Council Tax Band - C

## SITUATION

The thriving village of Hemyock offers good local facilities including a general store, post office, public house, sports centre and primary school. The property is equidistant between Wellington, with a range of good local amenities including a Waitrose, and the bustling market town of Honiton with a main line railway station. Whilst surrounded by beautiful countryside on the Devon/Somerset borders, there are good road connections with access to the M5 and the A303 close by. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities and international airport, whilst Somerset's County Town of Taunton also provides an extensive range of amenities.

## OUTSIDE

There is a small fully enclosed triangle shaped garden to the rear laid to lawn and patio together with a small triangle enclosed area to the side with room for a rotary washing line.

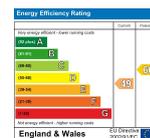
## DIRECTIONS

[what3words.com/renting\\_standards\\_callers](http://what3words.com/renting_standards_callers)

The entrance to the property is located to the right hand side of the public toilets, through a gate and along a pathway.



Yeovil/TSG/20.05.2025



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