



11 Ash Drive, Cullompton, Devon EX15 1SU

A well presented two double bedroomed house in a quiet cul-de-sac on the edge of Cullompton

Cullompton Town Centre 1 Mile - M5 1 mile- Exeter 15 miles

• Mid Terraced • Lounge • Kitchen/Diner • Electric Car charging point • Enclosed garden & Single Garage • Council Tax Band B • Available immediately • Deposit £1096 • 6/12 month plus • Tenant fees apply

£950 Per Calendar Month

01823 662234 | rentals.wellington@stags.co.uk

ACCOMMODATION TO INCLUDE

From front UPVC door into

SITTING ROOM

16'11" x 11'10"

Window to front, 2 gas radiators, grey fitted carpet,. Stairs leading to the first floor

KITCHEN/DINER

11'9" x 9'4"

Window to the rear. Grey wood plank effect vinyl. Range of white fronted wall and base units with grey marble effect worktop. Gas hob and integral electric oven. space for washing machine. Door to small rear porch

REAR PORCH

4'4" x 3'9"

Beige tiled floor, tap with hose. Door leading to garden

FIRST FLOOR STAIRS LANDING

7'2" x 5'1"

Matching grey fitted carpet. Door leading into

DOUBLE REAR BEDROOM

11'9" x 9'5"

Window to rear garden, radiator, matching grey fitted carpet, built in wardrobe

BATHROOM

8'6" x 5'1"

White bathroom suite comprising of bath with shower over, WC and hand basin. Heated towel rail. Grey wood effect vinyl. Grey marble tiles. Storage cupboard

DOUBLE FRONT BEDROOM

11'9" x 8'3"

Window to the front. Matching grey carpet. Radiator

OUTSIDE

7'1" x 5'1"

Front garden: Laid to lawn with small boarder with flowers, electric car charging point.

Rear garden : Artificial grass. Boarders with flowers and bushes. Summer House. Rear path leading to:

SINGLE GARAGE

8'1" x 15'9"

With up and over door to front. Pedestrian door with access path leading to rear garden. No power

SITUATION

The property is situated on the north side of Cullompton. Easy access to the M5 (J28) Walking distance to the town, close to Doctors surgery, shops and schools, churches and local amenities.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band B

Ofcom projected Broadband: Standard - Download: 15Mbps Upload: 1Mbps (Ultrafast available also)

Ofcom projected Mobile Data: Indoor Limited on EE, Three & Vodafone, Likely O2. Outdoor Likely on all major networks.

DIRECTIONS

From M5 junction 28 follow to first round about, take 2nd exit. At the next roundabout take 1st exit. Proceed along this road and take the 2nd left into Headweir Road. Follow this road along taking the 5th turning on the left into Ash Drive.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months, unfurnished and available immediately. Prefer no pets. RENT £950 exclusive of all charges. DEPOSIT £1096 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held in their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Viewing strictly through the Agent.

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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC