



The Old Dairy , Hemyock, Cullompton, Devon EX15 3UU

A charming, modern, converted property with original character features.

Hemyock 2 Miles - Wellington 5 Miles - M5 (Junction 26) 6 Miles

- Rural Location • 4/5 Bedrooms • Large Driveway and Garden • Modern Kitchen • Available Late July • 6 / 12 Months Plus • Pets Considered (Terms Apply) • Deposit: £2596 • Council Tax Band: F • Tenant Fees Apply

£2,250 Per Calendar Month

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



ACCOMMODATION

Approached by a gated driveway and through wrought iron gates, the front door can be found leading into;

ENTRANCE HALL

A magnificent and light entrance hall with grey tiled flooring with underfloor heating, understairs storage cupboard and doors to;

LIVING ROOM 13'5" x 15'5"

A cosy room with electric wood burner, carpet and wooden doors to the patio. Underfloor heating with room thermostat. Door to;

STUDY / BEDROOM 5 7'6" x 15'1"

An ideal space to be used a study or small guest bedroom. This room benefits from wooden patio doors, underfloor heating and a room thermostat.

OPEN PLAN KITCHEN/ DINER 20'4" x 13'5"

From the right hand side of the main entrance hall is the wonderful open plan kitchen/ diner, with grey tiled flooring and a modern kitchen with a range of fitted shaker style wall and base units, Rangemaster cooker with electric hob, extractor fan and plastic/ resin one and a half bowl sink with draining board. There is ample space for a large dining room table and chairs. Underfloor heating throughout and a room thermostat. Door to;

UTILITY ROOM

A well sized utility room with a continuation of the grey tiled flooring, grey modern shaker style wall and base units and plastic/ resin black bowl sink and draining board, space and plumbing for washing machine and tumble dryer. Underfloor heating with room thermostat. Door to a storage room housing the heating control panels and a door to the outside of the property.

DOWNSTAIRS CLOAKROOM

A convenient room with low level WC, wash hand basin and grey tiled flooring with underfloor heating.

STAIRS & LANDING

Solid oak staircase with carpet runner and banisters lead up to the first floor hallway with carpet, original character beams and Velux windows with doors to;

BEDROOM 1 15'1" x 13'9"

Double bedroom with carpet, radiator, Velux windows and original character beam.

FAMILY BATHROOM

Beautifully finished family bathroom with patterned tiles, heated towel rail, freestanding roll top bath, low level WC, wash hand basin set with vanity unit, walk in shower cubicle, radiator, and storage cupboard perfect for towels and bed linen.

BEDROOM 2 15'1" x 10'2"

Double bedroom with carpet, radiator, Velux window and original character beams.

BEDROOM 3 14'1" x 10'2"

Double bedroom with carpet, radiator, Velux windows, original character beams and door to;

EN-SUITE

Comprising of; walk in shower cubicle, heated towel rail, wash hand basin within vanity unit, WC and patterned floor tiles.

BEDROOM 4 9'2" x 13'9"

Double bedroom with carpet, radiator and Velux windows and original character beams. Door to;

EN-SUITE

Comprising of walk in shower cubicle, WC and wash hand basin set within vanity unit, heated towel rail and patterned floor tiles.

OUTSIDE

The property is approached by a wooden, gated driveway sweeping

around to the right hand side where there is a large grass area.

Through the wrought iron gates is a patio perfect for table and chairs and a further lawned grass area with access into the storage shed, of which can also be accessed from the driveway.

SERVICES

Mains electric. Oil fired central heating. Private water and sewage, £50 per calendar month paid directly to the Landlord. Council tax band, F. Good broadband available via a 4G router, according to Ofcom standard broadband is available at the property and mobile signal is likely indoors for O2 and Vodafone, limited on EE and Three.

LOCATION

This property is situated on the outskirts of Hemyock and Wellington within the Blackdown Hills Area of Outstanding Beauty, with wonderful country walks. The village of Hemyock is approximately 2 miles and provides good community services including a primary school, post office, shop, vets and doctors surgery. The local town of Wellington is approximately 5 miles and offers a wider range of facilities and amenities as well as the prestigious Wellington School. The property is also within the catchment area for the Ofsted rated Outstanding Uffculme School, located 5.5 miles west. The M5 Junction 26 is approximately 6 miles away and provides access to the South West, Bristol, Wales and the Midlands.

DIRECTIONS

Starting from our office in Wellington High Street, head South-West towards Fore St, continue along this road for 2.3 miles, at the roundabout take the 1st exit onto A38, after approximately 1.7 miles, turn right, follow this road for 2 miles and then turn left onto Wrangcombe Road. On approaching the large left hand bend, take the right hand turning and then the immediate left. Continue along this road for approximately 1.5 miles passing Culm Davy Chapel on your right, take the first turning left and continue along this road for approximately 0.5 miles and the property will be found on the right hand side. What3Words: ///lend.words.pickup

LETTING

The property is available to let on a assured shorthold tenancy for 6/12 months plus, unfurnished and is available late July. RENT: £2,250 per calendar month exclusive of all charges, please note there is an additional £50 per calendar month payable to the Landlord in respect of water and sewage. A pet considered, where the agreed let permits a pet the rent will be £2,300 per calendar month. DEPOSIT: £2,596 returnable at end of tenancy subject to any 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). References required, viewings 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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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (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 | |



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These particulars are a guide only and should not be relied upon for any purpose.