



The Cider House, Woodhayne Barton, Cullompton,
Devon EX15 3JG

A light, open plan ground floor unfurnished apartment
in courtyard setting, within easy reach of the M5

Tiverton 13 miles - Taunton 14 miles - Cullompton - 8 miles

- Open Plan Living Space • Shower Room • Bedroom • Communal Laundry Room • Night Storage Heaters • No Pets, No Children And No Smokers • Professional Single Only • Communal BBQ Space • 12 Months Plus • Available End of May 2024

£650 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk



ACCOMMODATION TO INCLUDE

From courtyard, door into HALLWAY and further door to:

LOBBY/SUMMER DINING SPACE

Ceramic tiled flooring, corrugated clear roof, window. Door into:

OPEN PLAN LIVING AREA

Light and spacious room with ceramic tiled floor, spotlighting, KITCHEN AREA comprising freestanding kitchen units, fitted shelving, stainless steel sink, electric cooker and fridge, window to side. LIVING SPACE with electric night storage heater, window to rear.

BEDROOM

With spotlighting, built in wardrobe, electric panel heater and window to side.

SHOWER ROOM

Comprising fully tiled shower cubicle with electric shower, WC and wash hand basin, shaver point and light, extractor fan.

SITUATION

The property is situated in a small development of barn conversions within easy walking distance alongside the river to the village. Culmstock has a village pub, village hall, primary school, shop and easy access to the A38 with Wellington within 7 miles, Taunton within 14 miles and M5 junction 27 only 4 miles away, with Tiverton Parkway station alongside for rail links to London.

OUTSIDE

There is parking available for tenants nearby. There is a shared laundry room. Communal BBQ space.

SERVICES

Electric and water is payable direct to the landlords (monthly). Gas cylinder to supply cooker, mains water & private drainage, Council tax band A.

DIRECTIONS

From Junction 27 of the M5, take the A38 towards Wellington. After approx. 2.5 miles, turn right - signposted Culmstock. Upon entering the village and crossing the river bridge, turn right opposite church into Silver St (no through road). At the end of the village and after the last bungalow continue on, turning right down the track into Woodhayne Barton. The apartment will be found in the courtyard, with parking to the right hand side of the barn development.

SITUATION

The Cider House is located a short distance from Culmstock on the Devon and Somerset border. The village has a good range of facilities

including a community shop, public house, primary school, a church and a village hall.

The property is situated approximately 13 miles from the market town of Tiverton which provides a wide range of educational, recreational and retail facilities, including both private and state schools, banks, building societies, supermarkets, a new hospital and sports centre. From Tiverton there is dual carriageway access to the M5 motorway (J27) and Tiverton Parkway railway station with regular Intercity links to London. The cathedral city of Exeter is approximately 11 miles distance from the property offering all the facilities associated with a major regional centre.

LETTING

The property is available to let on renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available to rent from end of May. RENT: £650.00 per calendar month exclusive of all charges. Electric and water is payable direct to the landlords (monthly). DEPOSIT: £750.00 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. Usual references required. Viewings 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.

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
The more energy efficient - lower running costs			
392 plus) A			
181-391) B			
89-180) C			
55-88) D			
39-54) E			
13-38) F			
1-12) G			
Not energy efficient - higher running costs			
		68	69
England & Wales		EU Directive 2002/91/EC	