



Culliford Farm , Uffculme, EX15 3BG

A stunning example of a 4/5 bedroom Devon longhouse near the popular village of Uffculme

Uffculme 1.6 Miles - Exeter 20.6 Miles - Cullompton 7.3 Miles - M5 2.3 Miles

- 4/5 Double Bedrooms
- Large Garden
- Close to Local Schools and Amenities
- Close to M5
- Rural Location
- Deposit £2,653
- Council Tax Band F
- 6/12 Months
- Available Immediately
- Tenant Fees Apply

£2,150 Per Calendar Month

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



ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALLWAY

Polished wood floor to front entrance, radiator, window to rear, understairs cupboard, meter cupboard, tiles floor to rear entrance

30'6" x 3'0"

DOWNSTAIRS WC

Toilet, mirror, basin, tiled splashback, tiled floor

3'2" x 3'11"

KITCHEN/DINER

Tiled floor, window to front, wood fronted cabinets, AGA, ceramic hob, 2 electric ovens, space for washing machine, integrated dishwasher, quartz worktop, 2 sinks, island with drawers and cupboards, separate larder with automatic light

23'11" x 20'0"

RECEPTION ROOM 1

Polished wooden floor, window to front, radiator, log burning stove, fitted corner cupboard, window seat

13'1" x 19'0"

RECEPTION ROOM 2

Polished wood floor, window to front, recessed shelves, log burning fire, mantelpiece, two radiators

12'9" x 18'8"

BEDROOM/STUDY

Window to side and rear, fitted book shelves, fitted cupboard

11'9" x 15'8"

RECEPTION 3/BEDROOM (OFF KITCHEN)

Tiled floor, windows to side and rear, radiator, shelves.

8'6" x 12'1"

STAIRS TO FIRST FLOOR

Carpet, banister

LANDING

Carpeted, radiator

27'10" x 4'11"

MASTER BEDROOM

Carpeted, windows to front and side, exposed beams, radiator.

20'4" x 19'8"

Door to:

DRESSING ROOM

Carpeted, airing cupboard

8'10" x 8'6"

NURSERY/BEDROOM

Located off Master Bedroom. Carpeted, window to rear, radiator.

10'5" x 8'6"

BEDROOM 2

Carpeted, window to front and side, radiator, door to ensuite

13'9" x 14'1"

ENSUITE

Shower cubicle, basin, wood floor, heated towel rail, toilet

5'6" x 7'2"

BEDROOM 3

Carpeted, window to front, radiator, wardrobe/cupboard, dressing room

14'1" x 12'9"

BATHROOM

Wood floor, window to rear, toilet, shower cubicle, bath, basin, mirror, heated towel rail.

OUTSIDE

Lawned garden to front surrounded by shrubs. There is a approx. 0.5 acre of grass land to the rear of the property. Open barn for storage or parking. Gravel parking area for at least 2 cars.

SERVICES

Electric - Mains connected

Drainage - Private Drainage

Water - TBC

Heating - Oil fired central heating & wood burners

Ofcom predicted broadband services - TBC

Ofcom predicted mobile coverage for voice and data: TBC

Local Authority: Council tax band F

SITUATION

Culliford Farm, located in Uffculme near Cullompton. Uffculme is a village and civil parish located in the Mid Devon district, of Devon, England. Situated in the Blackdown Hills on the B3440, close to the M5 motorway and the Bristol-Exeter railway line, near Cullompton, The property is located within the catchment area for both Blundell's School in Tiverton and Uffculme School.

DIRECTIONS

From Tiverton:

Head northwest on A361 At the roundabout, take the 2nd exit onto A38 (0.6 miles). At Waterloo Cross, take the 1st exit and stay on A38. Turn right onto Broad Path. Turn left, then continue for 1.1 miles to your destination. The turning is on the left and sign posted for Culliford Farm.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £2,300.00 per calendar month exclusive of all charges. DEPOSIT: £2,653.00 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 & LETTING FEE

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. 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.

AGENTS NOTE



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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 232872

rentals.tiverton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	57	69
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	