



Little Q Commercial Road, Uffculme, Cullompton, EX15
3EB

A newly decorated and spacious detached unfurnished family home on the edge of this popular village.

Tiverton 10 Miles - Exeter 21 Miles - M5 2.3 Miles

• Newly Decorated • Two Reception Rooms • Kitchen/Breakfast Room • Four Bedrooms • G.F.C.H • Off Road Parking • Pets Considered • Deposit: £1,840 • Available Immediately • Tenant Fees Apply

£1,650 Per Month

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

HALLWAY

Stairs to first floor, understairs cupboard, telephone point.

SHOWER ROOM

Comprising shower cubicle, WC, wash hand basin, radiator, window to front.

DINING ROOM

Double aspect room, radiator, overlooking garden, door to;

KITCHEN/BREAKFAST ROOM

Range of cream fitted wall and base units, laminate worksurface, 1 ½ bowl stainless steel sink unit, breakfast bar, electric oven, hob and extractor, built in dishwasher and fridge, radiator, window overlooking garden.

UTILITY ROOM

Range of worktops and fitted units, space & plumbing for appliances, door to outside.

LIVING ROOM

Triple aspect room with fireplace, radiator, patio doors to garden.

STAIRS/LANDING

Large feature bay window to front, hatch to roof space, airing cupboard, doors to;

BEDROOM 1

Triple aspect, double room with windows to front, radiator.

BEDROOM 2

Double aspect to front and side, 2 x double wardrobes, fitted dressing table, radiator.

BEDROOM 3

Double aspect room overlooking rear and garden, large wardrobe with sliding doors, radiator.

BEDROOM 4

Small double room, window to front, radiator.

BATHROOM

White suite, WC and bath with shower attachment over, wash hand basin, heated towel rail radiator, window to side.

GARAGE

An integral garage with storage above, housing gas fired boiler running domestic hot water & full central heating. Door into utility area and hallway.

OUTSIDE

There is parking to the front of the property and gardens to the other sides of the property with a range of patio areas, paths, small lawn.

SERVICES

Electric: Mains

Water & Drainage: Mains

Heating: Gas fired central heating

Council Tax Band: D



Ofcom Predicted Broadband: Standard Download - 14 Mbps
Upload - 1 Mbps
Ofcom Predicted Mobile Data: Limited - EE, O2 & Vodafone

SITUATION

The property is situated within the popular village of Uffculme with sought after secondary school, post office, village hall, church and recreational field. The market towns of Tiverton, Wellington and Cullompton are all close by and offer a further extensive range of shops, schools and services with the larger town of Taunton and Cathedral City of Exeter within approx 30 minutes drive.

DIRECTIONS

From J27 on the M5 proceed towards Wellington on the A38, turning right at the first roundabout (Waterloo Cross). Take the 2nd turning left to Uffculme (not the school turning). Turn left and proceed towards the village. After a short distance the property will be seen on the right hand side opposite the gates to Bridwell Park. Access is via shared drive with neighbouring property.

LETTING

The property is available to let on renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £1,595.00 per calendar month exclusive of all charges. DEPOSIT: £1,840.00 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 & 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.

AGENT'S NOTE

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the landlord of this property is or is related to a retired partner of Stags.





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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	72
EU Directive 2002/91/EC		