



STAGS

18 Lapwing Close, Cullompton, EX15 1UX

A newly refurbished two double bedroom terraced house.

Exeter 12.1 miles - Tiverton 6.9 miles - Taunton 19.5 miles

• Newly Refurbished • Two Double Bedrooms • Modern Kitchen & Bathroom • Parking for 2/3 cars • Close to Local Amenities • Deposit £1,211 • 12 Months Plus • Council Tax Band B • Available Immediately • Tenant Fees Apply

£1,050 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE HALL

Wood effect laminate floor

LIVING ROOM

Wood effect laminate floor, radiator, window to front, understairs cupboard

KITCHEN/DINER

Laminate wood floor, windows to rear, door to garden, range of floor and wall units in green, wooden worktop, gas hob, extractor, single electric oven, single sink and single drainer, space for washing machine, space for fridge freezer, space for table

STAIRS TO FIRST FLOOR

Newly fitted carpet

LANDING

Newly fitted carpet

BEDROOM 1

Window to front, carpet, radiator

BATHROOM

Vinyl floor, bath with shower, basin, WC

BEDROOM 2

Carpet, windows to rear, radiator, cupboard

OUTSIDE

Fully enclosed, slabbed patio area, grass lawn, side gate leading to parking. parking for 2/3 cars.

SERVICES

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Heating: Gas fired central heating

Ofcom Predicted Broadband Speed: Standard - Download: 15 Mbps - Upload 1 Mbps

Ofcom Predicted Mobile Coverage: EE, O2, Three, Vodafone - Good

Council Tax: Band B

SITUATION

Lapwing Close is located within the mid-Devon town of Cullompton. Cullompton is located just off the M5 and has a variety of local shops and restaurants. There is also a good choice of primary and secondary schools in the area.

DIRECTIONS

what3words: ///airbase.spouse.troubles

LETTING

The property is available to rent for 12 months plus on renewable Assured Shorthold Tenancy, unfurnished as agreed and available immediately. RENT: £1,050.00 per calendar month exclusive of all charges. Deposit £1,211.00 returnable at end of tenancy subject to any deductions. Pet Rent is an additional £25 PCM. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly by appointment with 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.

RENTERS RIGHTS 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.



19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 232872
rentals.tiverton@stags.co.uk



@StagsProperty

