



8A Higher Street, Cullompton, Devon EX15 1AJ

A well presented one bedroom apartment located within the heart of Cullompton town centre.

Cullompton Town Centre, M5 (J28) 0.5 mile, Tiverton Parkway Station 5 miles, Exeter 13.3 miles.

- One Bedroom First Floor Flat
- Available End of October
- No Children
- No Pets
- 6/12 Months Plus
- Deposit: £836.00
- Council Tax Band: A
- Tenant Fees Apply

£725 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## ACCOMMODATION;

### ENTRANCE HALL

Large hallway, with tiled flooring, window above front door, cupboard housing electric meter.

### STAIRS AND LANDING LEAD TO;

### LOUNGE

18'2" x 8'7"

With brand new fitted carpet, electric radiator, double glazed window to the front.

### KITCHEN

9'6" x 8'11"

Brand new fitted kitchen, with wood effect vinyl flooring, electric oven and hob, space for appliances.

### SHOWER ROOM

Newly fitted suite, large shower enclosure with aqua boarding, white WC and wash hand basin.

### BEDROOM

12'6" x 10'2"

With brand new fitted carpet, built-in cupboard housing water tank, electric heater, double glazed window to the rear.

### SERVICES

Water Mains

Electric: Mains

Drainage: Mains

Ofcom Predicted Broadband Speeds: TBC

Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Good

Council Tax: Band A

### LOCATION

The property is located within the heart of the popular market town of Cullompton boasting a wide range of amenities including both primary and secondary schools and shops catering for a wide variety of needs.

From Cullompton there is easy access to Junction 28 of the M5. Junction 27 is approximately 7 miles distant, alongside which lies Tiverton Parkway Railway Station.

### DIRECTIONS

From Junction 28 of the M5 follow signposts to Cullompton. At the top of Station Road you will come to a set of traffic lights, the property will be found directly ahead of you.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available end of October. RENT: £725.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £836.00 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). 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.

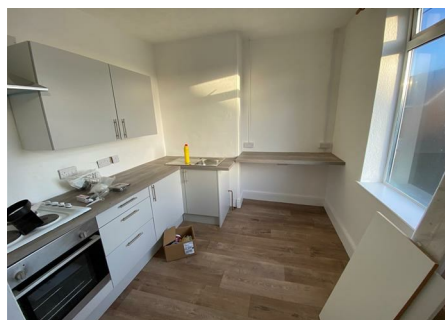
## TENANT PROTECTION

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.

## 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://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.



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@StagsProperty



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