



The Walronds 6 Fore Street, Cullompton, Devon EX15 1JL

A unique opportunity to rent a sensitively restored Grade 1 Listed, 5 bedroom Tudor house situated in the heart of Cullompton.

M5 (J28) 0.5 miles, Tiverton Parkway Station 5 miles, Exeter 16 miles.

• Character property • Flexible accommodation • Courtyard Garden • Parking • Long term • Pets Considered (Terms Apply) • Council Tax Band C • Deposit £2,134.00 • Available Immediately • Tenant fees apply

£1,850 Per Calendar Month

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

ACCOMMODATION

The Walronds is a sympathetically restored property offering flexible accommodation across split levels suited to those with a large family or anyone wishing to work from home (for administrative tasks only). To the first floor is a hallway with wood floor leading into sitting room, dining room, kitchen/breakfast room, master bedroom with dressing area and ensuite plus 2 further double bedrooms and two bath/shower rooms. To the second floor is a bath/shower with further two bedrooms equally suited to a home office space. In addition the property benefits from ample built in storage cupboards.

Although the majority of the property will be unfurnished there are some items of furniture which could remain in situ for the duration of the tenancy.

OUTSIDE

To the rear of the property is an enclosed courtyard garden laid to lawn with mature beds and borders providing outside space for sitting and dining. A pedestrian gate leads to a communal path (access restricted to the public overnight) with a short walk to the parking area with space available for 3 cars.

SERVICES

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Heating: Gas Fired Central Heating

Ofcom Predicted Broadband: Standard - Download: 18 Mbps
- Upload: 1 Mbps

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

Council Tax: Band C

SITUATION

This property is situated in the heart of the popular market town of Cullompton, within walking distance of all nearby amenities. Cullompton boasts a wide range of amenities including both primary and secondary schools, leisure centre, cafes and shops catering for a wide variety of needs.

From Cullompton there is easy access to Junction 28 of the M5. Nearby 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 turn left at the traffic lights and proceed into High Street. In the centre of the High Street, turn right into Tiverton Road. Proceed up this road and just before



the Fire Station take the left hand turning into Shortlands Lane. Proceed along the lane and the entrance to The Walronds will be seen on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,850.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £2,134.00 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.

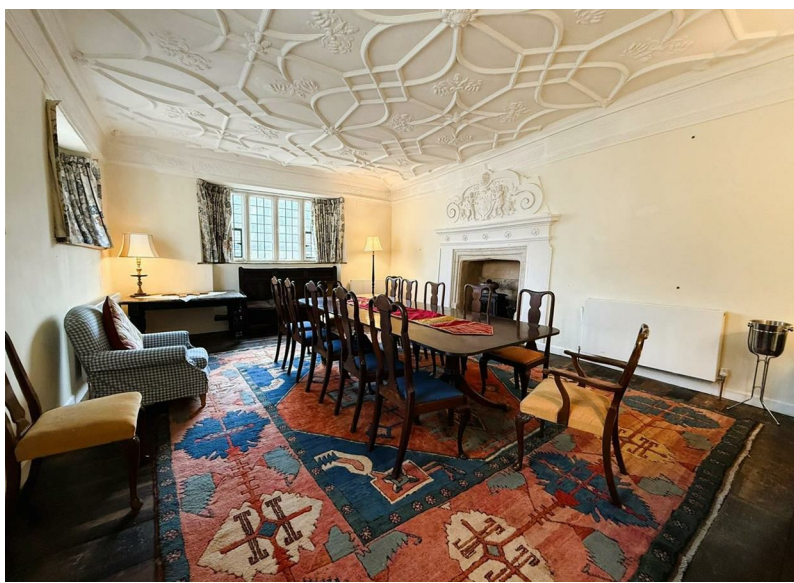
RENTERS RIGHTS BILL

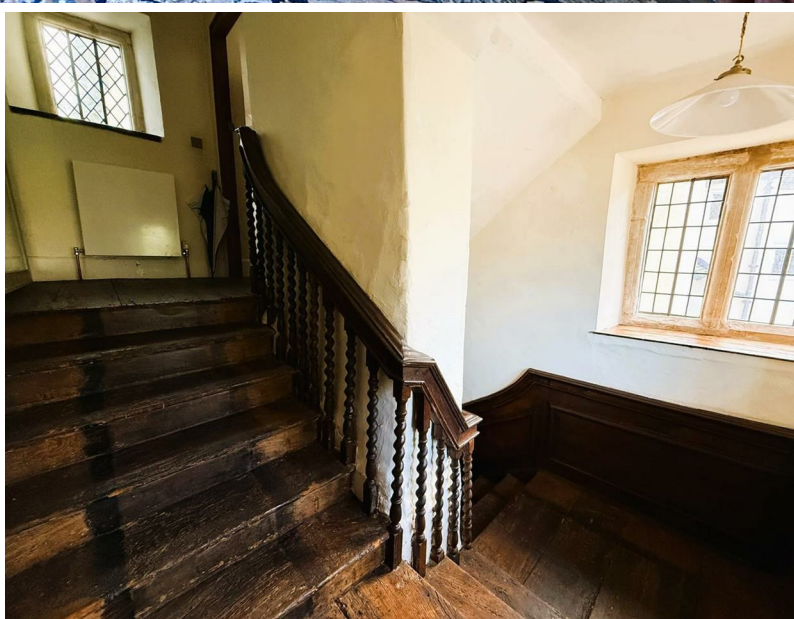
Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

AGENTS NOTE

The property forms part of The Walronds which was renovated in 2014 overseen by Cullompton Walronds Preservation Trust (CWPT). Since then and to preserve this historic building, part is retained and continues to be used for local community events (food festivals, craft and music events). Further information about the trust can be found at <https://walronds.com/welcome-walronds>





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	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)		67
	E (39-54)		
	F (21-38)	40	
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	