



Chaldon Lodge ,, Cullompton, Devon EX15 1RB

A three bedroom unfurnished bungalow situated on a working farm within easy reach of the M5.

Tiverton 9.5 miles - Cullompton 3 miles - Exeter 13 Miles

- Open Plan Kitchen/Living Area
- Close to M5
- Rent inclusive of water & drainage
- 3 Bedrooms
- Gardens & Parking
- Deposit £1,240
- Council Tax Band B
- 6/12 months
- Available mid February
- Tenant Fees Apply

£1,075 Per Calendar Month

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

ACCOMMODATION

To include:

ENTRANCE HALL

Cream floor tiling, radiator, wooden coat rack, doors to

OPEN PLAN LITCHEN/LIVING ROOM

tiled floor, painted walls, granite worktops, space for dishwasher and fridge freezer, 1.5 sink, range of floor and wall white painted wooden cupboards. window to rear and side, radiator, French doors to patio

BEDROOM 1

Double with carpeted floor, window to rear, radiator.

ENSUITE

shower cubicle, tiled floor, basin, toilet, heated towel rail, window to side.

BEDROOM 2

Double with painted walls, carpeted, window to rear, radiator

BEDROOM 3

Single room, white walls with purple feature wall, window to front, radiator and carpeted floor

FAMILY BATHROOM

Bath with shower, toilet, basin, cream tiled flooring, heated towel rail and window to front.

OUTSIDE

French doors leading to enclosed garden with patio and lawn areas. To the front is a gravelled parking area.

SERVICES

Gas: Mains

Water & Drainage: Private (included within the rent)

Heating: Oil Fired Central Heating

Ofcom Predicted Broadband: Standard download 15Mbps Upload 1Mbps

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

Council Tax: Band B

SITUATION

The property is situated in a quiet and rural location approximately 2.5 miles from the popular market town of Cullompton. Cullompton boasts a wide range of amenities including both primary and secondary schools, major banks, building societies and shops catering for a wide variety of needs. From Cullompton easy access may be obtained to Junction 28 of the M5, providing good communications to Exeter, Taunton, Plymouth, Bristol and beyond. Nearby Junction 27 is approximately 7 miles distant alongside which lies Tiverton Parkway Station with an inter city link to London Paddington of approximately 130 minutes.

DIRECTIONS

From junction 28 of the M5 motorway take the A373 sign posted to Honiton. After approximately 2 miles at Post Cross crossroads turn right to Aller and Plymtree. Continue to Five Crossways crossroads and turn proceed straight across. After a short distance turn left and continue along this road until reaching the farm. The lodge will be found on the left hand side.



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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