



Culver House , Longdown, Exeter, EX6 7BD

A Grade II listed first floor spacious one bedroom apartment sat within the grounds of the historic and impressive Culver House. The spacious apartment enjoys a rural position surrounded by open countryside, yet it is only six miles from the centre of Exeter.

Exeter City - 6 Miles

• Available Now • One Bedroom Apartment • Wood
Burner • Garage • Parking Available • Council Tax Band B • Deposit:
£1032 • Sorry No Pets • Term: Long Term • Tenant Fees Apply

£895 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A Grade II listed first floor spacious one bedroom apartment sat within the grounds of the historic and impressive Culver House. The spacious apartment enjoys a rural position surrounded by open countryside, yet it is only six miles from the centre of Exeter. The accommodation comprises of a hallway, kitchen, bathroom, sitting room with woodburner and one double bedroom. To the outside, there is a garage and two x parking spaces. Available Now. Tenant Fees Apply.

ACCOMMODATION

Front door opens into hallway with doors to -

SITTING ROOM **17'0" x 13'5"**

Wood burner with mantle over, four x windows to the front aspect and night storage heater.

KITCHEN **11'5" x 9'6"**

Floor and wall mounted cupboards and drawer units. Cooker with four ring hob, sink with drainer and mixer tap over. Under counter washing machine. Space for fridge/freezer. Two windows to the front aspect.

BEDROOM **11'5" x 10'9"**

Night storage heater and window to the front aspect.

BATHROOM

Bath with electric shower over, low level WC and wash hand basin. Obscure window to the rear aspect. Heater.

OUTSIDE

Garage and parking for 2 x cars. Use of communal grounds.

SERVICES

Mains electric, water rates and drainage. Council Tax Band B (Teignbridge).

Cloud wireless available. (60 -100 Mbps)

Broadband - Standard 15 Mbps 1 Mbps

Phone Coverage - EE, Vodafone and O2 ok

Provided by Ofcom

SITUATION

Flat 8, Culver House is situated within the impressive and historically important Culver House. The property is accessed from a long sweeping drive and is surrounded by open countryside. Despite enjoying a rural position, the property is only 6 miles from Exeter City and the major road communications of the A30 and M5. Also nearby are the popular villages of Christow, Bridford and Dunsford, which all have amenities.



LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £895 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1032 returnable at end of tenancy subject to any deductions. The Deposit will be registered by the Landlord with the Deposit Protection Service. References required viewings strictly through the agents.

HOLDING DEPOSIT AND 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.

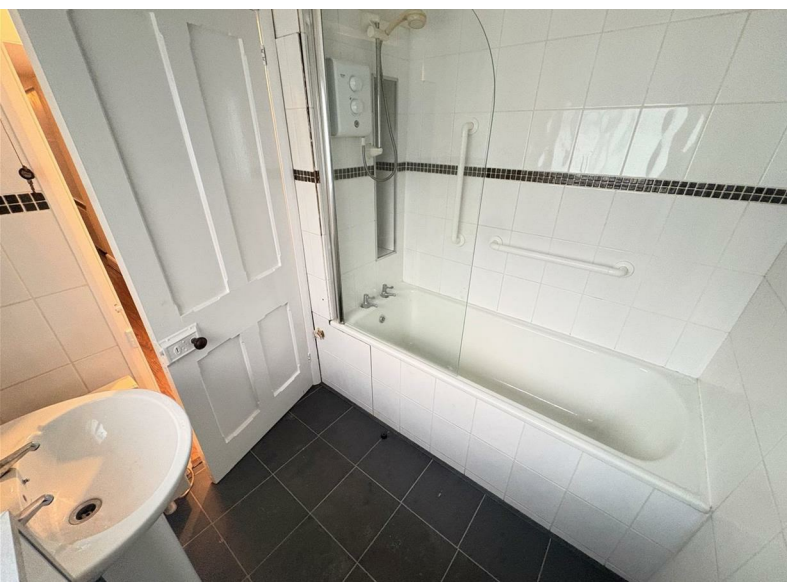
RENTERS' RIGHTS ACT

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf





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			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		39	73
		EU Directive 2002/91/EC	