



2b Hall View , Hemyock, Cullompton, Devon EX15 3QW

A well presented unfurnished ground floor apartment in sought after village location.

Honiton 10 Miles; Taunton 10 Miles

• Open Plan Kitchen / Living Area • Double Bedroom • Bathroom • Private Garden • Available Immediately • Suit Professional(s) • 12 Months Plus • Deposit: £692 • Council Tax Band: A • Tenant fees Apply

£600 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

ACCOMMODATION INCLUDES

Pathway leads to the rear of the building with part glazed front door into;

KITCHEN AREA

Comprising cream fronted wall, base and drawer units, worksurface with inset stainless steel sink unit, space for washing machine, free standing electric cooker, *under counter fridge* and laminate floor.

Please note that the landlords will leave the under counter fridge for a tenants use but will take no liability to repair, maintain or replace if this ceases to work

LIVING AREA **12'5" x 10'11" (7'4")**

With television point, electric heater and fitted carpet.

BATHROOM

White suite comprising bath with electric shower over, shower curtain, low level WC, pedestal wash hand basin, cabinet, extractor fan and vinyl floor.

BEDROOM **13'9" x 9'9" (11'5")**

Good sized double with door to airing cupboard with storage, door to further storage, electric heater and fitted carpet.

OUTSIDE

Steps lead up to the front with the pathway to the side which leads to the gated entrance. The garden is enclosed with paved area, and steps to a raised lawn area with garden shed.

There is no parking with the property but on street parking is available.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric heating

Ofcom predicted broadband services - Standard:

Download 19 Mbps, Upload 1 Mbps. Superfast:

Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data:

External - Likely - EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band A

SITUATION

The property is situated within the popular village of Hemyock which provides a good range of local shops and services, public house etc. Hemyock is approximately 10 minutes drive from the larger town of Wellington with M5 junction and further extensive range of facilities and a further short distance from the county towns of Honiton and Taunton with mainline railway links and extensive range of shopping and educational facilities.

DIRECTIONS

From Honiton, proceed through the village of Dunksell towards the airport. Proceed across the aerodrome and pass Mansell Raceway. Continue on this road for about 2.5 miles until you start to go down Cornhill into the village of Hemyock. You will pass Heymock Castle and St Marys Church on your left and The Catherine Wheel public house on your right. At the junction go straight over on to Fore Street, follow the road, passing the Post office on your right and the apartment can be found on the right handside opposite Hemyock Recreation Ground.

What3words: ///soccer.grumbles.pays

LETTING

The property is available to rent for a period of 12 months plus on a renewable Assured Shorthold Tenancy, unfurnished and is available immediately. RENT: £600 per calendar month exclusive of all charges. DEPOSIT: £692 returnable at the end of the 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. Usual references required. No Smokers/Pets/Children. Viewing 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. 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.



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.

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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