



Chaldon Lodge ,, Cullompton, Devon EX15 1RB

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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
- Located on a working farm
- 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](mailto:rentals.tiverton@stags.co.uk)

## ACCOMMODATION

To include:

### ENTRANCE HALL

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

### OPEN PLAN KITCHEN/LIVING ROOM

Tiled floor, painted walls, granite worktops, space for washing machine 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, storage cupboard, window to side.

### BEDROOM 2

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

### BEDROOM 3

Single room, white walls, 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. Please note that the image of the garden was taken during the summer of 2025.

### SERVICES

Electric - Prepaid and purchased via the landlord.

Water & Drainage: Private (included within the rent)

Heating: Oil Fired Central Heating

Ofcom Predicted Broadband: Standard download 15Mbps Upload 1Mbps. The current tenants and the neighbouring properties use Starlink as their wi-fi provider.

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.

### AGENTS NOTE

The property is situated on a working poultry and livestock farm and surrounded by fields and therefore tenants can expect to experience sounds and smells associated with this. There is an access gate for the landlord from

the farm through the parking area to the field surrounding the property which should be kept clear for access at all time.

## 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.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available mid February. RENT: £1075.00 per calendar month exclusive of all charges. DEPOSIT: £1,240.00 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account or the landlord's DPS account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual 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. 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 act 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

<https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ImplementationRoadmap.pdf>

## AGENTS NOTE

Tenants are to be aware that there is a public footpath which runs across the parking area.



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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