

STAGS

Herastan Farm Broad Road, Cullompton, Devon EX15 2DU

A well presented spacious detached unfurnished bungalow situated in a rural location.

• Three Double Bedrooms • Master with ensuite • Double Garage • Gardens • Subject to an Agriculture Occupancy Condition (AOC) • Available Early January • Long Term Rental • Deposit: £1,500 • Council Tax Band: D • Tenant Fees Apply

£1,300 Per Month

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

ACCOMMODATION INCLUDES
Covered terrace with part glazed door into;

HALLWAY
Spacious hallway with storage cupboards, airing cupboard with water tank and immersion, radiators, and wooden flooring.
Doors into;

SITTING ROOM 16'5" x 16'0"
Dual aspect, with patio doors to front, radiators, television and telephone points, and wooden flooring.
Arch into;

KITCHEN / DINER 15'11" x 10'0"
Comprising wooden wall, base and drawer units, marble worksurface with inset stainless steel sink unit with mixer taps, electric double oven, gas hob with extractor over, integrated dishwasher, radiator, space for table and chairs, wooden flooring throughout. Part glazed door to side.
Door into;

CLOAKROOM
Comprising low level w.c, wash hand basin and radiator.

FAMILY BATHROOM
Comprising bath, vanity unit with inset low level WC, wash hand basin, radiator and tiled floor.

BEDROOM ONE 11'4" x 10'11"
Double with built in wardrobe, radiator, television and telephone point, wooden flooring and door into;

EN-SUITE
Comprising walk-in shower cubicle, vanity unit with inset low level WC and wash hand basin, radiator and tiled floor.

BEDROOM TWO 10'11" x 10'4"
Double with built in wardrobe, radiator, television and telephone point, wooden flooring.

BEDROOM THREE 13'1" x 12'5"
Large double with radiator, television, telephone point and wooden flooring.

OUTSIDE
The property is approached via private gated access with gravel drive, parking and turning area, detached double garage with electric door, power and light. The garden is laid to lawn which runs around the property, with greenhouse and garden shed.
There is a shed adjoining the side of the property which has light, power and plumbing for washing machine and tumble dryer.

SERVICES
Electric - Mains connected
Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.
Water - Mains connected
Heating - Oil fired central heating
Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 0.7 Mbps
Ofcom predicted mobile coverage for voice and data: External (Likely) - EE, Three, O2 and Vodafone
Local Authority: Council Tax Band D

SITUATION
Heraston bungalow occupies a beautiful secluded location on the edge of the Blackdown Hills, within an Area of Outstanding Natural Beauty. This unspoilt area of East Devon lies about 5 miles from the Somerset border and is readily accessible from all parts of the country via the M5 which is 6 miles away at Cullompton, and the A30/A303 which is 7 miles away at Honiton. Both of these market towns provide excellent everyday amenities and Honiton has a station on the London Waterloo line. In addition, the village of Dunkeswell (2 miles) has local stores, post office, pub and church and the larger village of Kentisbeare (3 miles) has a post office/stores, pub, primary school, recreation ground, village hall and churches.



DIRECTIONS

From Honiton proceed towards the A30 in an easterly direction and on the slip road before joining the A30, turn left signposted Dunkeswell. Continue on this road to Limers Cross whereupon you fork left signposted to Dunkeswell. After just under a further mile turn left at Walford Cross signposted Broadhembury and Sheldon, taking the right hand turn at Turbury Cross sign posted Blackborough and Sheldon, after a further mile take the fist left signposted Kerswell, and Herastan Farm bungalow can be found on the left.

If approaching from from the M5; leave the motorway at junction 28 (signposted to Honiton and Cullompton) and take the A373 towards Honiton. After almost 3 miles, having passed the Keepers Cottage public house on the right hand side, turn left towards Sheldon. Keep to this road for 3 miles, climbing up a steep hill, and Herastan Farm bungalow can be found on the right just before the t-junction.

What3Words: ///strike.talkative.muted

AGENTS NOTES

The property is subject to an Agriculture Occupancy Condition (AOC) planning restriction, for further information on this please contact the office on 01404 42553.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,300pcm exclusive of all charges. Children/A Pet (terms apply) considered. Where the agreed let permits pets the RENT will be £1,325pcm. DEPOSIT: £1,500 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 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 RIGHT BILL

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.















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, it there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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