



## 3 Pencepool Cottages, Cullompton, Devon EX15 2JY

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A well presented unfurnished, character terraced cottage situated in the centre of the popular village of Plymtree.

• Kitchen/Diner • Sitting Room • 2 Double Bedrooms • Bathroom • Garden • Deposit: £1,067.00 • Pets Considered • Council Tax Band B • Available Immediately • Tenant Fees Apply

£950 Per Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## ACCOMMODATION TO INCLUDE

From front step up to uPVC door into

### HALLWAY

With tiled floor, coat hooks, telephone point, door into

### KITCHEN/DINER

14'7" x 9'3"

With tiled floor, range of fitted oak fronted wall and base units, work surface, Belfast sink, electric oven with ceramic hob and stainless steel extractor above, space for fridge freezer, two walk in storage cupboards with shelving. Door leading out to rear garden.

### SITTING ROOM

14'11" x 10'11"

With tiled floor, fireplace with woodburning stove, window to front, door to stairs rising

### FIRST FLOOR LANDING

With door leading into

### BEDROOM ONE

14'4" x 11'10"

Double window to front, fitted wardrobes and further storage cupboard.

### BEDROOM TWO

12'11" x 7'6"

Double with window to front.

### BATHROOM

With tiled floor, suite comprising pedestal wash hand basin, WC, bath, door into airing cupboard with slatted shelving.

### OUTSIDE

Accessed from the kitchen is a covered patio with outside WC and a brick OUTBUILDING, which attached to the cottage. The lovely landscaped garden has a patio and a small level lawn surrounded by flower beds. There is a right of access over the neighbouring property to access the rear garden, whilst the neighbouring property has a right of access across this property to access their garden.

### SERVICES

Electric - Mains

Water - Mains

Drainage - Mains

Heating: Electric Central Heating - Log Burner

Ofcom predicted broadband services - Standard: Download 20 Mbps, Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: All networks limited.

Local authority council tax band B.

### SITUATION

The property is set just off the centre of the village of Plymtree, which has a well regarded primary school, pub, church, village hall, recreation field (football, cricket and tennis court), and a community run shop. The town of Cullompton (4 miles) has a wider range of shops and facilities including a new Tesco. The Cathedral and University city of Exeter is about 17 miles which has an extensive range of facilities for a city befitting a centre of this importance. The market town of Honiton (7 miles) also has a good range of facilities. The M5 motorway can be accessed near Cullompton (junction 28). There are railway stations on the London Paddington line at Exeter and Tiverton Parkway (junction 27 / M5) with stations on the London Waterloo line at Honiton, Feniton and Exeter.

## 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 left to Plymtree. On reaching the next unsigned crossroads turn right towards the village. Continue into the village passing Pencepool Orchard and No 3 Pencepool Cottages will be seen on the left hand side.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £925.00 pcm exclusive of all charges. DEPOSIT: £1,067.00 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.

Pets may be considered at this property subject to a vetting application.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

## 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](https://www.stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implement\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implement_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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (A+)	A		
81 (A)	B		
69 (B)	C		
55 (D)	D		
39 (E)	E	54	
21 (F)	F		
1 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	