



10 Tedders Close, Hemyock, Cullompton, Devon EX15  
3XD

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A beautifully situated two bedroom detached  
bungalow in Hemyock available for long term let.

Wellington 6.6 miles | Taunton 10.2 miles

• Driveway Parking and Garage for 2/3 Cars. • Village Location. • Within Easy Reach of Nearby  
Towns. • Fully Enclosed Garden. • Council Tax Band C. • A Pet Considered (Terms  
Apply) • LPG Gas Bottles. • Deposit £1355. • Available End of July. • Tenant Fees Apply.

£1,175 Per Calendar Month

01823 662234 | [rentals.somerset@stags.co.uk](mailto:rentals.somerset@stags.co.uk)

## ACCOMMODATION TO INCLUDE

A sloped concrete path leads up to the green painted wooden door, opening on to

### ENTRANCE HALLWAY

With fully fitted light brown carpet, loft hatch, electric night storage heater, BT point,

### KITCHEN

11'9" x 8'10"

A bright and light Kitchen with fully fitted vinyl flooring, light beech wood laminate kitchen units with charcoal effect laminate work top, double glazed UPVC bay window to the front, space for washing machine, integrated oven and grill, integrated gas hob and extractor, integrated Beko slimline dishwasher, stainless sink unit and door to side path. It should be noted that the dishwasher was left by the previous tenant and the landlord bears no responsibility to its repair or replacement.

### LIVING ROOM

18'3" x 14'4"

A good sized room with fully fitted carpet, double glazed window and sliding door to the rear, gas mock wood burning fire, electric panel heater, electric night storage heater, and TV point.

### BEDROOM ONE (REAR)

12'4" x 11'8"

DOUBLE with fully fitted carpet, double glazed UPVC window to the rear, fitted wardrobe with multiple drawers and hanging areas, one Dimplex heater, Dimple controller switch and TV/satellite point.

### SHOWER ROOM

7'5" x 6'8"

With fully fitted vinyl flooring, double glazed UPVC window to the rear, white suite of WC, wash basin and shower cubicle, with thermostatic shower. There is also a heated towel rail as well as a selection of white front storage units.

### BEDROOM TWO (FRONT)

10'5" x 10'2"

SMALL DOUBLE with fully fitted carpet, double glazed UPVC windows to the front, fuse box, Dimplex night storage heater and TV/satellite cable.

### OUTSIDE

To the front of the property is a large sloped drive, with space for 2/3 cars to the left hand side of the property leading up to the single garage with up and over door. There is a large section of lawn to the front, complete with borders containing established plants and shrubs, including one fir tree to the middle. There are safety railings leading up the driver and around to the front door.

To the rear, the property is mostly laid to lawn, with patio areas to section off areas. There are a number of flowerbeds bordering the rear garden, each with establishing flowers, plants and shrubs. A side path leads down from the front to the rear garden through wooden gates., where the gas bottle connection point can be found. There is a small wooden lean to shed to the left hand side and further plastic storage shed further up the garden.

### SERVICES

Mains Electric, Water and Drainage.

LPG Gas Bottles (for gas hob and gas fire).

Council Tax Band C.

Ofcom Predicted Mobile Coverage - O2 & EE good indoor and outdoors. Three & Vodafone good outdoors.

Ofcom Predicted Broadband Download: Standard 16Mbps (Superfast and Ultrafast Available)

Ofcom Predicted Broadband upload: Standard 1 Mbps (Superfast and Ultrafast Available)

### SITUATION

The property is situated in the charming village of Hemyock, only 15 minutes away from Wellington providing supermarkets, schools, doctors surgeries, cafe's, shops and pubs. The larger town of Taunton is a 30 minute drive away and provides further school establishments, doctors surgeries, including Musgrove Hospital, train station with direct links to London Paddington, and further shopping facilities.

### DIRECTIONS

From the Stags Wellington office head south-east on White Hart Lane towards High Street/B3187,

take South Street to Wellesley Park and then turn onto Hoyles Road to Oldway Road and turn immediately left . Following Wellington Hill and Combe Hill to Hollingarth Way in Hemyock. Continue on Hollingarth Way. Turning left into Tedders Close where the property will be found at the end on the right hand side.

### LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1175 pcm exclusive of all charges. DEPOSIT: £1355 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.

The landlord would ask that any tenant with pets takes out the relevant insurance.

### HOLDING DEPOSIT AND 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

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, 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 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			
		83	44
England & Wales		EU Directive 2002/91/EC	