



STAGS

10 The Old Mill, Harts Row, Culmstock, Cullompton,
EX15 3JL

Two bedroom, unfurnished top floor apartment within
a converted old mill in the village of Culmstock.

Wellington 7 miles Taunton 14 miles Exeter 20 miles Junction 27 of M5 6
Miles

• Set within a converted old mill • Views over the village and local countryside • Walk to local primary
school, village hall and the popular village pub • Two double bedrooms • Beamed ceilings • Deposit
£1009 • Council Tax Band A • Long Term Rental • Available from 7th Sept 2026 • Tenant Fees Apply

£875 Per Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMODATION TO INCLUDE

An entrance door leading through into the communal hallway and staircase to the top floor apartment (3 floors)

KITCHEN / LIVING ROOM

12'5" x 18'8"

Kitchen has a range of both floor standing and wall mounted fitted units with a wooden work top, tiled splash-back, 'Belfast' style sink, double oven, electric hob and extractor fan. There is space for plumbing for a washing machine. The lounge has double doors leading to a 'Juliet' style balcony offering views over the village and surrounding countryside.

This room has wooden floorboards, neutral decor, beamed ceiling and electric heater.

MASTER BEDROOM

10'11" x 11'1"

Neutrally decorated double bedroom. neutral carpet, beamed ceiling, electric heater, window offering views over local countryside

SECOND BEDROOM

10'5" x 9'2"

Double bedroom, neutrally decorated, electric heater, beamed ceiling, light colour carpet, window offering views over the countryside.

BATHROOM

White suite bathroom to include a bath and elec shower over the bath, sink, WC, tiled flooring, white wall tiles.

OUTSIDE

Large communal courtyard area with seating. Garden area to the side with wooden water mill feature. Communal car parking area for the apartments (please note this is first come first served and there are no allocated spaces) Communal washing line area and bin storage

SITUATION

This apartment is set within a converted Old Mill in the village of Culmstock. The Old Mill is within a central location in the village within walking distance of the local Primary School, village pub and the village hall. Culmstock is set within the Blackdown Hills, an area of outstanding beauty along the river. Culmstock is approx 7 miles from the town of Wellington.

SERVICES

Broadband Services - Standard and Superfast available. Ultrafast not available Mobile Services

EE - Good Outdoor - There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2, Three and Vodafone - Variable Outdoor - There is a variable chance of getting a good connection that will support services. Basic services such as voice and text messages are more likely to be available. Do not expect coverage indoors.

DIRECTIONS

Leave Wellington on the A38 southbound towards Exeter. After approximately 3 miles, take the turning for Culmstock / Hemyock onto the B3391. Follow the B3391 through the countryside for about 4 miles.

As you enter Culmstock, continue downhill into the village centre on Silver Street. Turn left from Silver street towards to the Old Mill on Harts Row, Blackwater Rd.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available from 7th September. RENT: 875 pcm exclusive of all charges. DEPOSIT: £1009 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. The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT

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.

AGENT NOTE

Please note that this apartment is on the 3rd floor and there is no lift.



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		82
(81-91) B		
(69-80) C	70	
(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		