STAGS

Lark Rise Fore Street, Kentisbeare, Cullompton, Devon EX15 2AD

A five-bedroom family home set in a spacious plot in the heart of the popular village of Kentisbeare.

Cullompton/M5 (J28) 4 miles | Tiverton 13 miles | Exeter 17 miles

• Immaculately Presented • Excellent Village Amenities • Beautifully Kept Gardens • Five Double Bedrooms • Convenient Village Location • Uffculme School Catchment • Council Tax Band G • Available Immediately • Deposit £3,173.00 • Tenant Fees Apply

£2,750 Per Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION
To include:

KITCHEN 20'2" x 12'11"
Tiled floor, range of floor and wall units, window to side, central island with breakfast bar, Stanley (oil fired), ceramic hob, single electric oven, single sink and single drainer, fitted microwave, dishwasher

ENTRANCE HALLWAY
Carpeted, storage cupboard

LOBBY 20'6" x 6'7"
Carpeted, door to rear, radiator, storage area, exposed beams

SITTING ROOM 20'0" x 15'3"
Carpeted, windows to front, feature beams, feature fire place with electric fire, radiator

DINING ROOM 13'1" x 12'4"
Carpeted, window to front, feature fireplace (not in use), feature beams, built in storage, radiators

SNUG 14'2" x 11'8"
Carpeted, open fire, fitted shelves, window to front

GARDEN ROOM 26'3" x 16'9"
Tiled floor, bifold doors to garden,

UTILITY

DOWNSTAIRS BATHROOM

STAIRS/LANDING

STUDY 13'1" x 10'7"

BEDROOM 1 20'4" x 13'10"
Carpeted, window to side, radiator

WALK IN WARDROBE/ENSUITE

BEDROOM 2 14'9" x 12'7"

FAMILY BATHROOM

BEDROOM 3 17'5" x 9'4"

BEDROOM 4 16'0" x 9'3"
Carpeted, window to front, radiator, ensuite

ENSUITE
Vinyl floor, basin with vanity unit, shower, WC

BEDROOM 5 12'2" x 8'11"

OUTSIDE
The property boasts an expansive rear garden adorned with mature shrubs, trees, and vibrant flowers that gracefully frame the lush lawned area. At the garden's lower boundary, a gentle stream meanders alongside a raised composite decked space, creating a serene haven perfect for basking in the evening sun. Ascending to the garden's pinnacle, a sizable paved expanse adjoins the bifold doors leading to the garden room, offering an idyllic setting for entertaining, al fresco dining, and relishing the panoramic countryside views.

Completing the property's allure, a collection of practical outbuildings within the grounds stands ready to accommodate storage needs or serve as a versatile workshop space.

SERVICES
Electricity: Mains
Water: Mains
Drainage: Mains
Heating: Oil fired central heating provided by Stanley
Ofcom predicted broadband services - Standard: Download 19Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE, O2 & Vodaphone (Voice Only). External - EE, Three, O2 and Vodafone.
Council Tax: Band G (Mid Devon District Council)

SITUATION

The property is located in the heart of the well-regarded village of Kentisbeare, with a local shop, The Wyndham Arms pub, a primary school, church and village clubs. This area in the Culm Valley, with its beautiful backdrop of the Blackdown Hills, is a very popular part of the countryside with easy accessibility.

The market towns of Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an intercity rail link to London Paddington.

The property is also within the catchment area for the sought after Uffculme School, which has an Outstanding OFSTED report.

DIRECTIONS

From Junction 28 of the M5, turn left signposted to Honiton. Continue on the A373 for 2 miles, then turn left at the crossroads, signposted Kentisbeare. Follow this road for 1 mile then turn left onto High Street. Then take the next right onto Fore Street, where the property can be found on your left hand side.

What3Words: ///kinds.spires.professed.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2,750.00 pcm exclusive of all charges. DEPOSIT: £3,173.00 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.

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 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.

AGENT'S NOTE

The property is Grade II listed. Due to insurance, the fires and chimneys are not to be used and no naked flames will be permitted within the property or garden.

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.

STAGS

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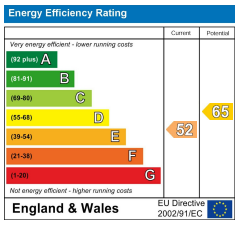
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