STAGS

1 Knights Cottage Plymtree, Cullompton, Devon EX15 2JU

A character three bedroom unfurnished property situated in the heart of the popular village of Plymtree.

Cullompton 3.8 miles - Tiverton 10.3 miles - M5 (J28) 5.6 miles

• Modern Fitted Kitchen/Diner • Sitting Room • Three Large Bedrooms • Modern Bathrooms • Rear Enclosed Garden • 6/12 months • Deposit £1,384 • Tenant Fees Apply • Council Tax D • Available Early April

£1,200 Per Month

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

ACOMMODATION TO INCLUDE

ENTRANCE HALLWAY
Tiled flooring, radiator.

CLOAKROOM
Tiled flooring, WC, wash hand basin, radiator, extractor, window to front.

KITCHEN/DINER
Good sized room with tiled floor and spotlighting. KITCHEN AREA comprising of a range of cream fronted units, stainless steel sink unit, space for dishwasher, ceramic hob with extractor above, single electric oven, space for fridge/freezer. DINING AREA with radiator and window to side.

LIVING ROOM
With tiled floor, spotlighting, window to front and side, two radiators, patio doors leading to rear enclosed garden.

STAIRS TO FIRST FLOOR LANDING

BATHROOM
Fitted with linoleum flooring, suite comprising bath with shower over, WC, wash hand basin, extractor.

BEDROOM 2
Spacious double bedroom with window to the rear, radiator, built in wardrobe.

MASTER BEDROOM
Spacious double bedroom with window to the side, radiator, en suite shower room.

BEDROOM 3
Single bedroom with window to the front, radiator.

OUTSIDE
Enclosed rear garden with grass and patio area.

SITUATION
The property is set in 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 benefitting 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.

SERVICES
Electric: mains
Water: Mains
Drainage: Mains
Heating: Oil Fired Central Heating
Council Tax: Band D
Ofcom Predicted Broadband: Standard: Download 23 Mbps - Upload 1 Mbps
Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Outdoors only

DIRECTION
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 the Blacksmith Arms pub the property will be seen on the left hand side.

LETTING
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available early April. RENT: £1,200.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,225.00. DEPOSIT: £1,384.00 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 DEPSOIT & 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.

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
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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implemen
_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.

STAGS

19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 232872
rentals.tiverton@stags.co.uk

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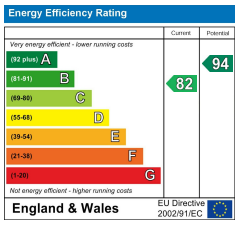
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