



Rosemary Cottage , Uffculme, Cullompton, Devon EX15 3BU

Beautifully renovated 3 double bedroom cottage in a quiet location in Uffculme

M5(J27) Tiverton Parkway Station | Taunton 19 miles | Exeter 16.5 miles

- Well presented Character Cottage
- Lounge with exposed beams
- Bespoke Kitchen/Dining Room
- 3 Double Bedrooms
- Under floor heating
- Available Mid February
- Deposit £1673
- 12 months plus
- Council Tax band D
- Tenant fees apply

£1,450 Per Calendar Month

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UNFURNISHED ACCOMMODATION TO INCLUDE:

Large entrance porch with double socket, leading into:

KITCHEN/DINING ROOM

Range of wall and base units with quartz breakfast bar and worktops. Inset Belfast sink. Large Range cooker, integrated microwave, dishwasher and wine fridge. Luxury rigid core flooring with under floor heating

UTILITY/WC

WC and hand basin with fitted bespoke cupboards with quartz worktops. Integrated concealed washing machine and space for concealed dryer. Boiler in matching wall cupboard

LIVING ROOM

Double aspect room with exposed beams, providing a wealth of character and charm with patio doors leading out onto the front garden. Fitted neutral carpet

STAIRS/LANDING

Stairs leading to first floor with airing cupboard housing new pressurised hot water tank system. fitted neutral carpet.

MASTER BEDROOM

12'11" x 9'8"

Double room with windows to the front. Built in wardrobes. Radiator, neutral fitted carpet. Door leading into:

EN-SUITE

Large shower cubicle. Toilet, vanity unit with sink and heated towel rail. Tiled floor

BEDROOM 2

14'7" x 9'3"

Double room with built in wardrobe. Radiator. Fitted neutral carpet. Window to the rear

BEDROOM 3

11'3" x 10'0"

Double room with built in wardrobe. Fitted neutral carpet. Radiator. Window to the front overlooking garden

FAMILY BATHROOM

Wood paneling and exposed stone work, feature jacuzzi whirlpool bath, vanity unit with inset sink. Toilet. Heated towel rail and underfloor heating.

OUTSIDE

To the front is the patio garden ideal for relaxing and al fresco dining with a single garage and parking for 2 cars.

SITUATION

The village of Uffculme has a good range of local amenities including a post office, general store, church, village hall, sports field, public house and doctors surgery. There is a popular primary school and the renowned Uffculme 'Outstanding' Ofsted secondary school. There are also excellent private schools in Wellington, Exeter and Taunton including Blundell's in Tiverton. The M5 motorway is a short drive from Uffculme along with Tiverton Parkway Railway Station providing a fast mainline service to London Paddington in 2 hours and The Midlands.

SERVICES

Mains water and electricity, LPG gas for heating
Shared private drainage -cost included in the rent

Council Tax Band D

Ofcom Predicted Mobile Service: Three excellent service outdoors & indoors - EE, and Vodafone good outdoors - O2 good outdoors, variable indoors

Ofcom Predicted Broadband Download: 14 Mbps - Superfast 80 Mbps - Ultrafast not available

Ofcom Predicted Broadband Upload: 1 Mbps - Superfast 20 Mbps - Ultrafast not available

DIRECTIONS

From junction 27 of the M5 motorway follow the signs for Wellington and Uffculme. At Waterloo Cross roundabout take the second exit signposted Uffculme. Continue along this road and take the second left hand turning to Uffculme/Working Wool Museum. Continue along this road passing the rear gated entrance to Bridwell Park and take the next left into Old Bridwell and the property will be found on the left hand side.

LETTING DETAILS

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available Mid February. RENT: £1450 exclusive of all charges. DEPOSIT: £1673 returnable at end of tenancy, subject to 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. Viewing strictly through the Agents.

HOLDING FEE & 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 ACT

It has been confirmed that phase one of the Bill 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](https://www.gov.uk/government/publications/the-renters-rights-act-2025/the-renters-rights-act-2025-implementation-roadmap), or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementation_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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