



Upper Whitemore Hemyock, Cullompton, EX15 3UY

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A newly converted one bedroom, character barn conversion set in a convenient location on the edge of the Blackdown Hills.

Wellington/M5 (J26) 4.3 miles Taunton 10 miles Tiverton Parkway Station 12 miles

• Gardner included • Finished to a high specification • Open plan living space • Underfloor heating throughout • Easy access to the M5 • Council tax band C • Deposit £1615 • Not suitable for pets • Available end July/early August • Tenant fees apply

£1,400 Per Calendar Month

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## DESCRIPTION

Upper Whitemoor is a superb barn conversion, completed to a high specification whilst retaining its character features and maximising the space. The property would be ideally suited to a single/professional couple looking for a property in a quiet rural location but within easy reach of excellent transport links and amenities.

## ACCOMMODATION TO INCLUDE

From front, solid wood & glazed door opens into

### ENTRANCE HALLWAY **7'2" x 7'2"**

With tiled floor, door step up into

### BOOT ROOM/UTILITY ROOM **11'1" x 13'9"**

With built in units, integrated washing machine, condensing tumble drier, solid wood worksurface with inset sink unit. Understairs storage cupboard in addition to built in storage cupboards.

### BEDROOM **10'9" x 13'9"**

With engineered wood floor, glazed panel to rear, window to front, downlights, range of built in wardrobes with fitted wood surfaces to side.

### BATHROOM **7'2" x 6'2"**

With tiled floor, suite comprising p-shaped bath with shower over, wall hung wash hand basin, WC with concealed cistern with wood shelf above, full width landscape mirror, towel radiator, built in cupboard and light.

## FIRST FLOOR

Solid wood and glazed staircase rising to

### OPEN PLAN LIVING SPACE **30'2" x 13'9"**

With downlights, engineered oak floor, door opening to rear providing access to a south facing decking area and small planted bed with steps which lead around to the front of the property. Door opens to balcony overlooking the front, making a superb seating space enjoying views over the garden and countryside beyond. KITCHEN with a range of fitted wall and base units, wood worksurface with folding upstand, inset sink unit with mixer tap, induction hob, downdraft extractor fan, integrated fridge freezer, slimline dishwasher, oven and microwave. LIVING SPACE with modern woodburner and velux windows. Paddle staircase from seating area leading up to mezzanine. Wood and glazed staircase leading from side of kitchen to second larger mezzanine space which would make an ideal study/office.

## OUTSIDE

To the front of the property is a driveway providing ample parking for 2-4 cars. The garden is mainly laid to lawn bordered with mature trees and hedges along with established planted borders to the front. A gardener is included within the rent. The PLANT ROOM/STORE adjoining the side of the property houses the private water system also providing a secure storage space.

## SERVICES

Mains electric. LPG gas bottles.  
Underfloor heating.  
Council tax band C.

The landlord will retain any benefit of the solar panels.

£60.00 a month payable to the landlord for private water & Klegester (septic tank) private drainage.

Ofcom Predicted Mobile: O2 and Vodafone Good outdoor. EE & Three in home.

Ofcom Predicted Broadband Download: Standard 1 Mbps

Ofcom Predicted Broadband Upload: Standard 1 Mbps  
Superfast and Ultrafast not available.

## DIRECTIONS

From Wellington town centre proceed along South Street and onto Pyles Thorne Road. At the Junction turn right and following the road turning left towards Sampford Moor. After a short distance take the turning on the left to Wrangway, going over the motorway bridge and up the hill. Continue around the sharp left hand bend and after a short distance turn right (signposted no through road). Continue down over the hill and the entrance to Upper Whitemoor will be seen on the right hand side.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available late July/early August. RENT: £1400pcm exclusive of all charges but inclusive of a gardener. DEPOSIT: £1615 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 at this property.

## 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

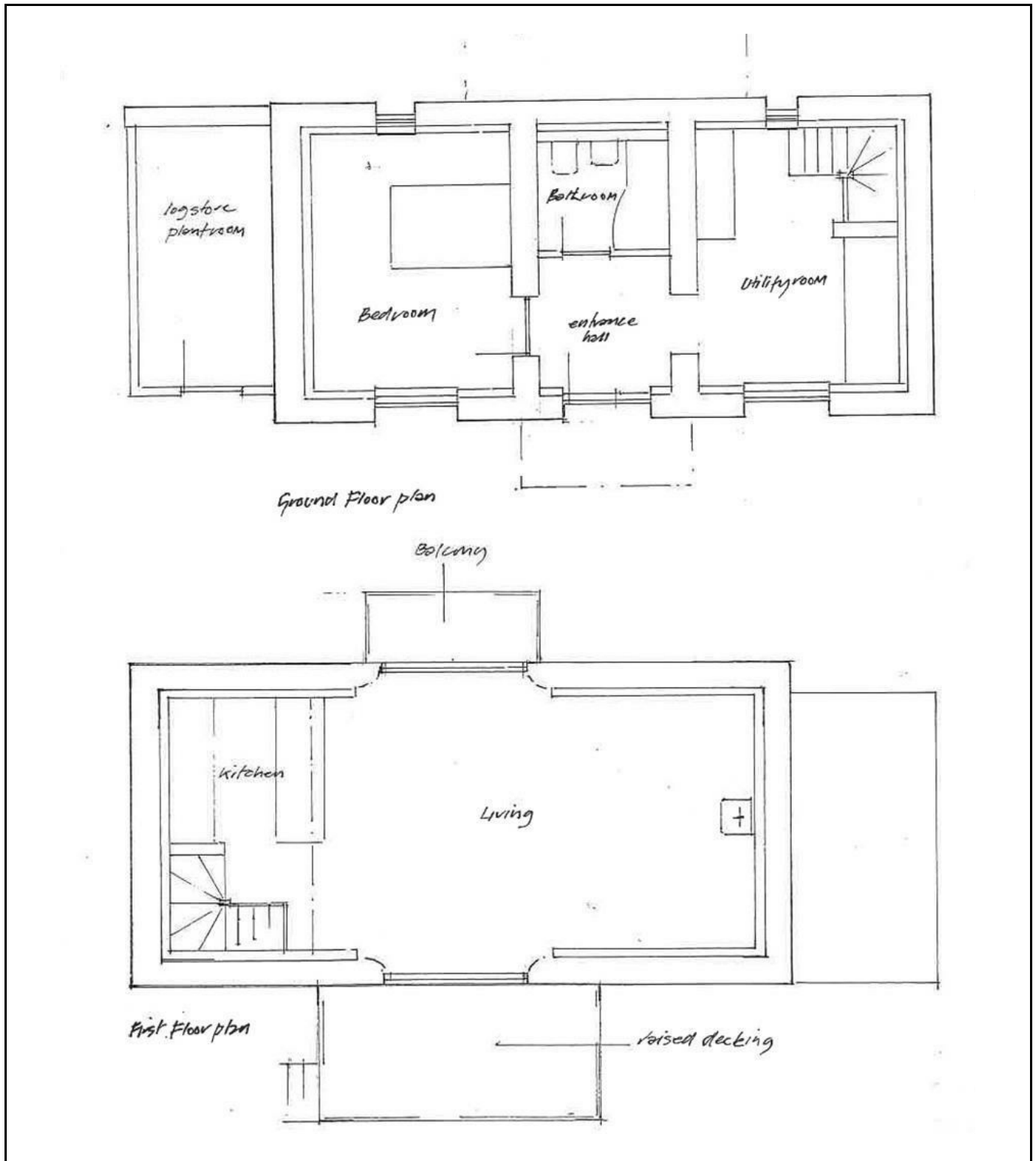
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

## RENTERS' RIGHTS 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](https://www.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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		46	82
EU Directive 2002/91/EC			