

STAGS

3 Heron Way, Cullompton, Devon EX15 1TD

Modern 2 bedroom semi-detached house in the popular town of Cullompton.

Exeter 12.1 miles - Tiverton 6.9 miles - Taunton 19.5 miles

• Modern Kitchen • Enclosed Garden • Off Road Parking • Close to M5 • Close to Local Ammenities • Deposit £1,269.00 • Council Tax Band B • 12 Months Plus • Available Immediately • Tenant Fees Apply

£1,100 Per Month

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

ACCOMMODATION
To include:

ENTRANCE HALLWAY 4'3" x 6'6"
Laminate floor, window to side, radiator, door to

LIVING ROOM 10'5" x 13'9"
Laminate floor, window to front, radiator, under stair storage

KITCHEN/DINER 13'9" x 7'2"
Laminate floor, Window to front, patio door to garden, gas hob, electric oven, extractor, single sink and single drainer, space for washing machine, space for fridge freezer, range of kitchen units.

STAIRS TO FIRST FLOOR
Carpeted

LANDING 2'3" x 5'6"
Carpeted, airing cupboard with racking

BEDROOM 1 10'9" x 10'5"
Carpeted, window to front, radiator, built in wardrobe with hanging rail

BEDROOM 2 7'2" x 10'2"
Carpeted, window to rear

BATHROOM 5'2" x 5'10"
Vinyl floor, heated towel rail, window to rear, WC, basin, bath with shower, extractor, tiled walls

OUTSIDE
Lawned front garden with slabs to front door, side gate leading to rear garden with small lawn and parking for 3 cars.

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Council tax band B

SITUATION
Heron Way is located within the mid-Devon town of Cullompton. Cullompton is located just off the M5 and has a variety of local shops and restaurants. There is also a good choice of primary and secondary schools in the area.

DIRECTIONS
From Exeter follow the B3181 towards Cullompton High Street. Take the first left after the roundabout onto Ploudal Road. The property is located in the second Cul-de-Sac on the right.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND LETTING 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.





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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