



81 Culm Lea, Cullompton, EX15 1NJ

A well presented two bedroom semi detached house situated on the edge of Cullompton.

M5 Junction 28 0.5 Miles - Cullompton 1 Miles - Exeter 13 Miles

- Two Double Bedrooms
- Enclosed Rear Garden
- Pets Consider (Terms Apply)
- Close to Local Amenities
- Off Road Parking
- Close to M5
- Council Tax Band B
- Deposit £1,269.00
- Available Immediately
- Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE

Front door, laminate floor

LIVING ROOM

Laminate floor, window to front, fire place, radiator

10'9" x 13'5"

KITCHEN/DINER

vinyl floor, windows to rear, door to garden, understairs storage, radiator, space for table, range of floor and wall units, wooden worktop, gas hob, single sink and single drainer, extractor, integrated electric oven, integrated washing machine, integrated fridge freezer

13'9" x 7'10"

STAIRS/LANDING

Carpeted, hand rail, airing cupboard, window to side, doors to

BEDROOM 1

9'10" x 13'9"

Double. Carpeted, window to front, radiator

BATHROOM

6'6" x 5'2"

Vinyl floor, window to rear, extractor, basin, WC, bath with electric shower

BEDROOM 2

11'9" x 6'10"

Double. Carpeted, window to rear, radiator

OUTSIDE

Rear garden laid to lawn with patio area and shed. Enclosed.

Front garden laid to lawn with shrubs.

Driveway for two cars.

SERVICES

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Gas fired central heating

Ofcom Predicted Broadband Speed: Standard - Upload: 8Mbps -

Download: 1 Mbps

Ofcom Predicted Mobile Data: EE, Three, O2, Vodafone - Good

Council Tax: Band B (Mid Devon)

SITUATION

The property is conveniently located on the edge of Cullompton within easy reach of the M5 providing excellent links to both Exeter & Taunton. Cullompton has a range of shops and services as well as a health centre, sports centre, golf course and both primary and secondary schools.

DIRECTIONS

What3words: ///cares.gagging.strutted



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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