



81 Culm Lea, Cullompton, EX15 1NJ

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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](mailto:rentals.tiverton@stags.co.uk)



## ACCOMODATION

To include:

### ENTRANCE

Front door, laminate floor

### LIVING ROOM

10'9" x 13'5"

Laminate floor, window to front, fire place, radiator

### KITCHEN/DINER

13'9" x 7'10"

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

### 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

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,125.00. 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.

## HOLDING DEPOSIT & 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:  
[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/1nr_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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		89
81-91 B		
69-80 C		64
55-68 D		
48-54 E		
35-47 F		
21-34 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		