



89 Culm Lea, Cullompton, EX15 1NJ

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A two bedroom semi-detached house which is situated on the east side of Cullompton, within easy reach of the M5

M5 0.25 miles - Exeter 14.5 miles - Taunton 18 miles

• Enclosed Rear Garden • Pets Considered (Terms Apply) • Off Road Parking & Detached Garage • Close to town centre • Long Term Let • Council Tax Band B • Deposit £1,269.00 • Available End of April • Tenant Fees Apply

**£1,100 Per Calendar Month**

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## HALLWAY

Telephone point. Carpet. Radiator.

## LOUNGE

Gas fire, radiator, TV point, curtains & carpet. Door to:

## KITCHEN/DINER

Part vinyl/part carpet. Electric cooker. Plumbing for washing machine. Stainless steel sink. Range of wall and floor cupboards. Gas combi boiler. Radiator. Storage area downstairs. Matching curtains for door and window. UPVC door to garden.

## FIRST FLOOR STAIRS AND LANDING

Carpeted. Airing cupboard with electric floor heater.

## BEDROOM ONE

Double size. Curtains, Carpet. Recess ideal for large wardrobe, fitted and shelved cupboard. Radiator. Telephone point.

## BEDROOM TWO

Single size. Freestanding wardrobe. Carpet.

## BATHROOM

Bath. Electric shower. Wash hand basin. W.C. Bathroom cabinet. Radiator. Electric wall heater. Fitted carpet.

## OUTSIDE

Front garden has small lawned area and border. Hardstanding for two vehicles leading to a detached garage along side of property. Rear garden has west facing aspect, small patio & grass area with side border. Side gate to garage area. Further small gate leads round behind garage to further area of grass

## SERVICES

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Ofcom projected Broadband: Standard - Download: 14Mbps Upload: 1Mbps (Ultrafast available also)

Ofcom projected Mobile Data: Likely: Three & O2. Limited: EE & Vodaphone

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

From Junction 28 of the M5 motorway take the A373 to Honiton. Within half a mile Culm Lea is on the right just before Mole Valley Farmers. Proceed into Culm Lea and the property will be seen in front of you.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available end of April 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 AND 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/lnr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_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		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	62	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			