



8 Silver Street, Kentisbeare, Cullompton, Devon EX15  
2BH

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An unfurnished character cottage in the heart of  
the village with garden, garage and parking.

Cullompton/M5 J28 4 miles, Tiverton 13 miles, Exeter 17 miles

• Popular village location • Three Bedrooms • Conservatory • Garden, garage  
and parking • LPG gas fired central heating • Pets Considered • 6 Months  
Plus • Deposit: £1,471.00 • Council Tax Band B • Tenant Fees Apply

£1,275 Per Calendar Month

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

## ACCOMMODATION

The front door opens into a charming sitting room with a feature fireplace with inset wood burner. Adjoining the living room is the kitchen, fitted with a comprehensive range of base and wall units with space for appliances. To the rear of the property, a large inner hallway gives access to the conservatory which overlooks and gives access to the rear gardens. Also on the ground floor is the modern family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Stairs lead to the first floor, where three bedrooms can be found. The master bedroom benefits from built in storage and a view over the front aspect.

### LIVING ROOM 12'4" x 12'0"

Carpeted floor, feature fireplace with log burner, radiator, windows to front, front door

### KITCHEN 12'2" x 6'11"

Tiled floor, range of wood fronted floor and wall units, window to side, wood effect worktop, freestanding cooker with ceramic hob, electric oven and grill, extractor hood, double sink with single drainer

### DOWNSTAIRS HALLWAY

Laminate flooring,

### BATHROOM

Vinyl floor, window to rear, modern bathroom suite with bath with shower, WC and basin in vanity unit, HTR

### CONSERVATORY 9'10" x 9'8"

Laminate floor, windows to rear with fitted blinds, door to garden

### STAIRS TO FIRST FLOOR

Carpeted, window to side, balustrade

### FIRST FLOOR LANDING

Carpeted, airing cupboard

### BEDROOM 1 12'4" x 10'9"

Double. Carpeted, window to front, radiator

### BEDROOM 2 11'8" x 9'3"

Carpet, window to side, radiator

### BEDROOM 3 10'7" x 6'7"

Carpet, window to rear, radiator

## OUTSIDE

To the rear of the property is good sized level garden, with a patio area and large lawn leading to a lower decked patio and useful garden shed. Accessed from a side lane is a detached garage with parking space in front.

## SERVICES

Mains electricity, water and drainage. LPG gas central heating. Council tax band B

## SITUATION

The property is located in the well-regarded village of Kentisbeare, with a local shop and post office, The Wyndham Arms pub, a primary school, church and village clubs. This area in the Culm Valley, with its beautiful backdrop of the Blackdown Hills, is a very popular part of the countryside with easy accessibility.

The market towns of Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an intercity rail link to London Paddington.

The property is also within the catchment area for the sought after Uffculme School, which has an Outstanding OfSTED report.

## DIRECTIONS

From Junction 28 of the M5, turn left signposted to Honiton. Continue on the A373 for 2 miles, then turn left at the crossroads, signposted Kentisbeare. Follow this road for 1 mile then turn left onto High Street. Continue onto Silver Street and the property will be found on the right.

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,275.00 pcm exclusive of all charges. DEPOSIT: £1,471.00 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 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.

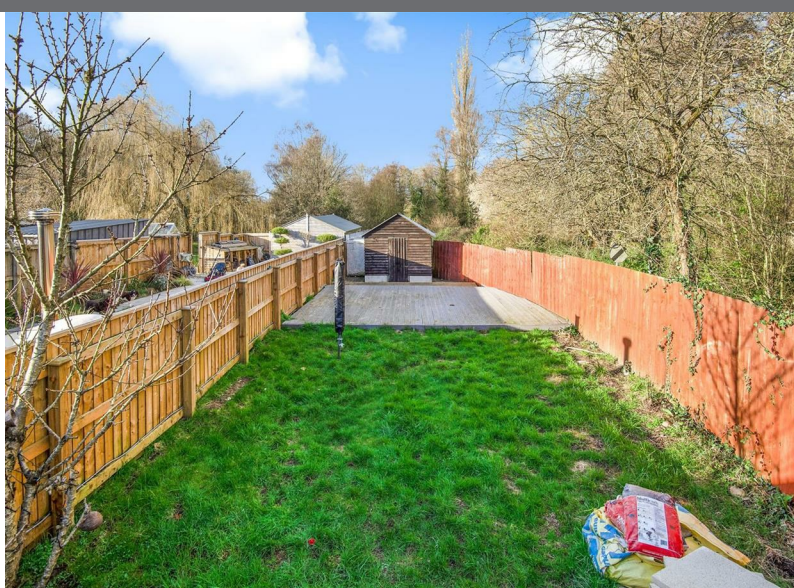
## RENTERS RIGHTS ACT

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.

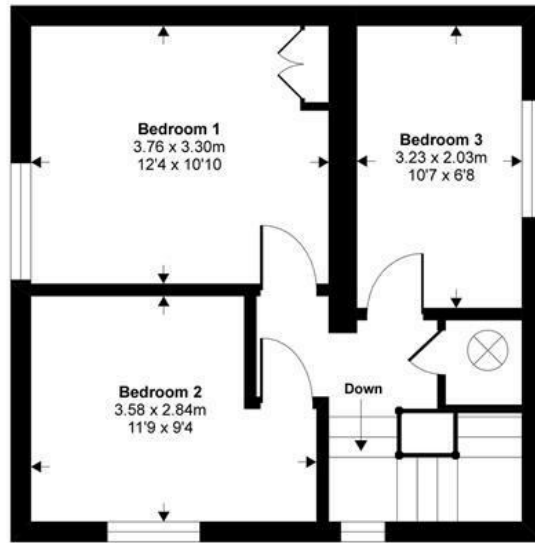
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [stags.co.uk](https://stags.co.uk).

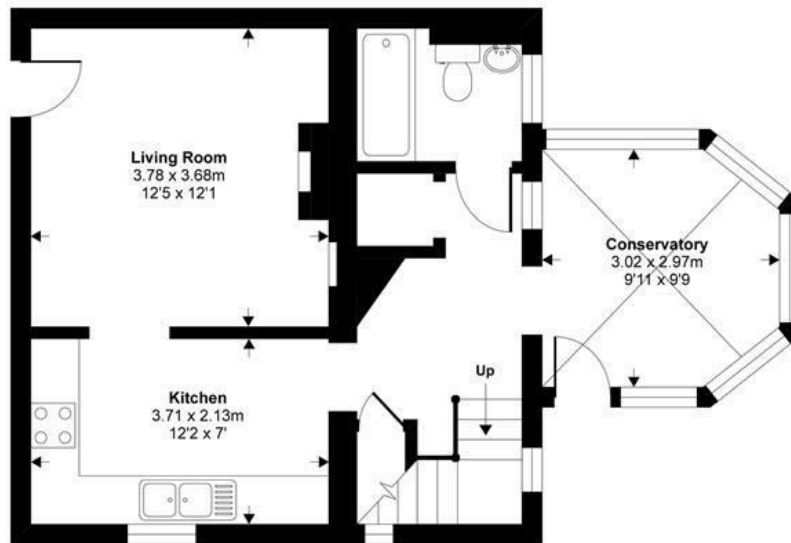
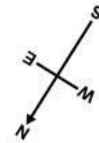


Approximate Area = 927 sq ft / 86.1 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 694883

**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	A (89 plus)		
B (81-88)			
C (69-80)			
D (55-68)		67	78
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	