



Culver House Longdown, Exeter, Devon EX6 7BD

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A Grade II listed, first floor, spacious two bedroom apartment, forming part of Culver House.

Exeter City - 6 Miles

• Available June • Two Large Double Bedrooms • Spacious Sitting Room • Wood Burner • Parking Available • Term: Long Term • Deposit: £1050 • Council Tax Band C • Tenant Fees Apply

£1,050 Per Calendar Month

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## DESCRIPTION

A Grade II listed, first floor, spacious two bedroom apartment, forming part of Culver House. The spacious apartment enjoys a rural position surrounded by open countryside, yet it is only 6 miles distant from the centre of Exeter. The accommodation comprises of an entrance hall, kitchen, bathroom, sitting room with a wood burner, utility room and two bedrooms. To the outside, there is a wood shed and a parking space. Available Mid June. Tenant Fees Apply.

## ACCOMMODATION

Front door opens in to -

## HALLWAY

Three radiators and three windows to the rear aspect. Display cabinet and doors to -

## SITTING ROOM 24'7" x 17'8"

A spacious sitting room with wood burner with mantle. Large window to the front aspect and radiator.

## KITCHEN 12'9" x 10'2"

Floor and wall mounted cupboards and drawer units. Sink with drainer. Appliances include electric cooker and fridge freezer. Window to the front aspect.

## BEDROOM ONE 17'0" x 12'9"

Wash hand basin set in vanity unit, wardrobe and window to the front aspect. Radiator.

## BEDROOM TWO 13'5" x 12'1"

Wash hand basin, electric fireplace with mantle over. Corner unit, mirror and radiator.

## CLOAKROOM

Low level WC and window to the side aspect.

## BATHROOM

Bath with electric shower over, mirrored cabinet and heated towel rail. Good size airing cupboard.

## UTILITY ROOM

Floor and wall mounted cupboards/shelving, Wash hand basin, washing machine and tumble dryer.

## OUTSIDE

To the outside, there is a wood storage shed, parking space and garage. Use of communal grounds.

## SERVICES

Mains electricity (£60 contribution a month to the Landlord for the heating/hot water only). Water rates and private drainage. Council Tax Band C. Internet via Cloud Wireless which offers a good speed.



Phone Coverage - EE Strong / 02, Vodafone, Three - Average  
Provided by Ofcom.

### SITUATION

Flat 3 Culver House is situated within the impressive and historically important Culver House. The property is accessed from a long sweeping drive and is surrounded by open countryside. Despite enjoying a rural position, the property is only 6 miles from Exeter City and the major road communications of the A30 and M5. Also nearby are the popular villages of Christow, Bridford and Dunsford, which all have amenities.

### LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available June. RENT: £1050pcm exclusive of all charges. DEPOSIT: £1050 returnable at end of tenancy subject to any deductions. References required viewings strictly through the agents.

The Landlord would prefer no pets residing at this property.

### HOLDING DEPOSIT AND TENANT FEES

Landlord will prepare all Tenancy administration and referencing. Holding deposit paid to the Landlord direct.

### 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.

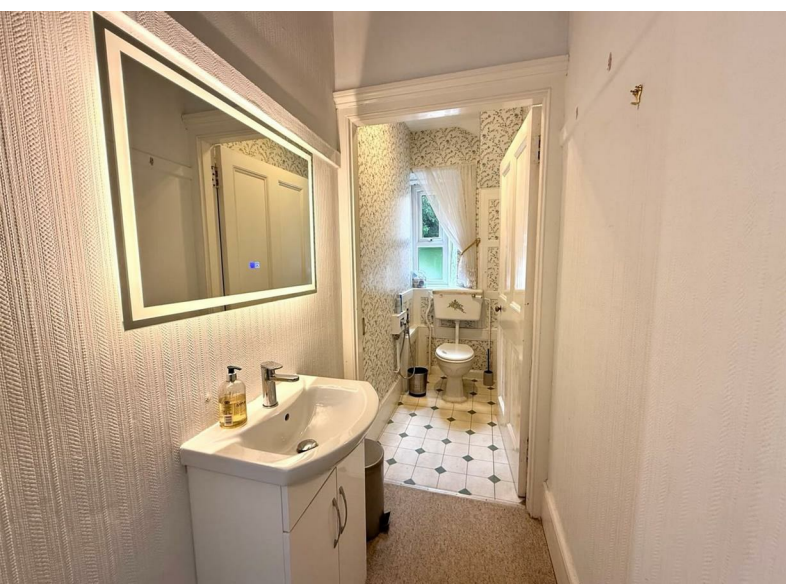
### RENTERS' RIGHTS ACT

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://www.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.



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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		49	
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales			76
			EU Directive 2002/91/EC