The Grooms Flat, Woodhayne Barton
Culmstock, EX15 3JG

A well presented one bed apartment in a courtyard setting with rural views on the outskirts of the village.

- Open Plan Design
- Kitchen with appliances
- Double Bedroom
- Laundry Room
- Parking
- Suit Professional Single/Couple
- EPC band D
- Tenant fees apply

£495 per calendar month
01884 232872 | rentals.tiverton@stags.co.uk
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ACCOMMODATION TO INCLUDE
From courtyard, door to;

HALLWAY
Stairs up to first floor.

OPEN PLAN LIVING AREA
Bright and airy room with velux windows with views to Culmstock Beacon, large storage cupboard, telephone point, kitchen area with modern white units, laminate worktop, stainless steel sink, fridge, electric cooker, tiled floor, living area with TV point, storage radiator, doors to;

SHOWER ROOM
Electric shower in cubicle with shower curtain, tiled floor, WC, wash hand basin.

BEDROOM
Spacious room with wardrobe cupboard, velux window, storage heater.

OUTSIDE
There is parking available to the rear of the apartment. The property is situated in a small development of barn conversions within easy walking distance alongside the river to the village. A shared laundry room is available.

SITUATION
The property is situated in a small development of barn conversions within easy walking distance alongside the river to the village. Culmstock has a village pub, new shop/bistro, village hall, primary school, shop and easy access to the A38 with Wellington within 7 miles, Taunton-14 miles and M5 junction 27 only 4 miles away, with Tiverton Parkway station alongside for rail links to London.

SERVICES
Water and drainage is payable direct to the landlords (£35 monthly). Electricity will be invoiced quarterly directly from the landlady. Council tax band A.

DIRECTIONS
From Junction 27 of the M5, take the A38 towards Wellington. After approx. 2.5 miles, turn right - signposted Culmstock. Upon entering the village and crossing the river bridge, turn right opposite church into Silver St (no through road). At the end of the village and after the last bungalow turn right along track into Woodhayne Barton and the apartment will be found in the courtyard, with parking to the right hand side of the barn development.

LETTING
The property is available to let on a renewable assured shorthold tenancy for 12 months plus, unfurnished and is available february . RENT: £495 per calendar month, exclusive of all charges. DEPOSIT: £595 returnable at end of tenancy, subject to 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. No Smokers/Pets/Children. ID, credit and financial references required. Viewing strictly through the Agents.

TENANT FEES
When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.