



STAGS

The Grooms Flat Woodhayne Barton, Culmstock, Devon
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

AGENTS NOTE - Coronavirus Outbreak

Due to the current Coronavirus outbreak and Government restrictions which are in place we are currently unable to carry out any viewings or property visits. However, please contact us to register your interest and we will endeavour to confirm an appointment as soon as we are able.

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. RENT: £495 per calendar month, exclusive of all charges. DEPOSIT: £570 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.

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.



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@StagsProperty



@StagsLettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E	58	59
(37-47) F		
(1-36) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		