



Sunnyside Fore Street, Hemyock, Cullompton, Devon  
EX15 3RF

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A deceptively spacious, unfurnished, three bedroom house situated in the heart of the popular village of Hemyock.

M5 (J26) Wellington 5.3 miles | Taunton 10.9 miles | Exeter 25 miles

• Kitchen • Dining/Sitting Room with woodburner • Large Bathroom • Garden & Parking • Council tax band B • Pets Considered (terms apply) • 6/12 months plus • Deposit: £1355 • Available early May • Tenant Fees Apply

£1,175 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

From side, UPVc door opening into

### KITCHEN

Dual aspect, galley kitchen with tiled floor, spotlighting, range of grey fronted wall and base units, 1 1/2 bowl ceramic sink, roll edge worksurface with upstand, electric oven and hob with extractor above. Integrated fridge/freezer with space and plumbing for automatic washing machine and dishwasher, radiator, fitted breakfast bar. Opening into

### DINING/SITTING ROOM

Spacious triple aspect room with DINING AREA, two radiators, understairs cupboard, boiler cupboard. SITTING AREA with fireplace with inset woodburning stove, radiator, door to side opening out into garden.

### HALLWAY

With door into

### CLOAKROOM

With WC, wash wash hand basin, radiator, extractor.

### FIRST FLOOR STAIRS AND LANDING

With door into

### BATHROOM

Large bathroom with window to rear, spotlighting, suite comprising corner bath, walk in shower cubicle with electric shower, WC, wash hand basin, lit mirror, extractor.

### BEDROOM ONE

Double with window to front, built in wardrobes, radiator.

### BEDROOM TWO

Double with window to front, built in wardrobes, radiator.

### BEDROOM THREE

Double with window to rear, radiator.

### OUTSIDE

To the side of the property is a DRIVEWAY provided parking for 2 cars leading to GARAGE with power and light. To the rear is a fully enclosed garden, with raised beds and planters, artificial lawn and patio area providing a private seating space. In addition there is a garden shed (8' x 10') available for tenants use.

### SERVICES

Mains electric, water and drainage (to be read via the submeter and invoiced by the landlords), oil fired central heating. Council Tax band B.

### SITUATION

Sunnyside is situated in the heart of the village of Hemyock within the Blackdown Hills, which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, pre and primary school, nearby secondary school (Uffculme), Churches, public house, 2 village stores and Post Office. Approximately 15 minutes drive is the larger market town of Wellington with M5 motorway junction and a further extensive range of facilities, with the nearest railway link at Tiverton Parkway approximately 8 miles distance. The county town of Taunton also provides a

mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within about a 20 minute drive.

### DIRECTIONS

From Wellington Bypass head south along Monument Road and at the crossroads at the top of the hill by Wellington Monument continue straight across signposted Hemyock. Drop down into the village and continue along Station Road heading up through the village. Follow the road round to the right at the top and after a short distance the property will be seen on the right hand side.

### LETTING

The property is available to let unfurnished from early May. RENT: £1175 per calendar month exclusive of all charges. Where the agreed let permits pets the rent will be £1195 per calendar month. DEPOSIT: £1355 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. 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 ACT

It has been confirmed that phase one of the Bill 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/Implementing\\_the\\_renters\\_rights\\_act.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.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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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (91-100) A                                  |         |           |
| (81-90) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |