

STAGS

5 Newlands Farm, Newlands Park, Cullompton, Devon EX15 1QQ

Spacious 3-bedroom detached barn conversion in Cullompton.

Cullompton 1.5 Miles - Exeter 15 Miles - M5 (Junction 28) 1.5 Miles

• Rear Enclosed Garden • Off Road Parking • Pets Considered • Close to M5 • Close to Local Amenities • Deposit: £1,500.00 • Available Immediately • Council Tax Band • Tenant Fees Apply

£1,300 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION
To include:

ENTRANCE HALLWAY

KITCHEN DINER
Tiled floor to kitchen, carpeted to diner, windows to front and rear, range of floor and wall units, ceramic hob, extractor hood, single electric oven, single sink and single drainer, space for fridge freezer, radiator

LIVING ROOM
Tiled floor, sliding patio door to garden, window to rear, radiator

INNER HALLWAY

UTILITY ROOM
Tiled floor, door to outside, worktop with single sink and single drainer, floor unit, space for washing machine, space for dryer

MASTER BEDROOM
Carpeted, window to side and rear, radiator, ensuite

ENSUITE
Tiled floor, sky light, bath with shower, heated towel rail, WC, basin

BEDROOM 2
Carpeted, windows to side, radiator

BEDROOM 3
Carpeted, window to front, radiator

SHOWER ROOM
Tiled floor, heated towel rail, shower, WC, Basin, sky light

OUTSIDE
Rear enclosed garden laid to lawn with patio area and slabbed path. Parking for two cars.

SERVICES
Electricity: Mains
Drainage: Mains
Water: Mains
Heating: Oil Fired Central Heating
Ofcom Predicted Broadband: Standard - Download: 15 Mbps Upload: 1 Mbps
Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Good
Council Tax: Band C

SITUATION
The property is situated within easy reach of Cullompton and the M5 Junction 28. Cullompton is situated half a mile from J28 of the M5 with links to Exeter and the South West and up to Taunton & Bristol. Tiverton Parkway station is located at J27, with fast rail links to London Paddington. Local facilities including health services, shops, supermarkets and schools are available in Cullompton with further facilities available at Tiverton (6 miles) with commercial recreational and educational facilities, including Blundells School.

DIRECTION
From junction 28 of the M5, take the A373 towards Honiton. Proceed along this road and after approximately 1 mile Newlands Farm will be found on the right hand side.

What3Words: ///relaxed.extent.depend

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £1,300.00 pcm exclusive of all charges. DEPOSIT: £1,500.00 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 & 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.







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.

STAGS
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