

STAGS

1 Chaldon Barn Chaldon Lane, Cullompton, Devon EX15 1RB

A character three bedroom unfurnished cottage situated on a working farm within easy reach of the M5.

Tiverton 9.5 miles - Cullompton 3 miles - Exeter 13 Miles

• Recently Refurbished • Kitchen/Dining Room • Three Bedrooms • Off Road Parking • Council Tax Band D • 12 Months + • Deposit: £1,269.00 • Pets Considered • Available End of November • Tenant Fees Apply

£1,100 Per Month

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

ACCOMMODATION TO INCLUDE
From front, partial glazed door into

ENTRANCE HALLWAY
With tiled floor, door into

CLOAKROOM
With tiled floor, WC, wash hand basin, freestanding oil fired boiler, window to side.

SITTING ROOM
With tiled floor, spotlighting, window to front and side, two radiators, stairs rising to first floor.

KITCHEN/DINING ROOM
Good sized room with tiled floor and spotlighting. KITCHEN AREA comprising range of fitted base units, stainless steels sink unit, space for dishwasher, electric cooker, space for fridge/freezer. DINING AREA with radiator and window to side.

FIRST FLOOR LANDING
With exposed beams, storage cupboard, door into

BEDROOM ONE
Double with exposed beams, window to front, radiator.

BEDROOM TWO
Double with exposed beams, window to front, radiator.

BEDROOM THREE
Single with exposed beams, window to side, radiator.

BATHROOM
With spotlighting, suite comprising bath with shower over, WC, wash hand basin, towel rail, extractor.

OUTSIDE
Off road parking for two cars

SERVICES
Mains electric (key meter)
Private Drainage (£15 pcm payable to landlord)
Private Water (£15 pcm payable to landlord)
Heating: O.F.C.H
Ofcom Predicte Broadband Speed:
Ofcom Predicted Mobile Data:
Council Tax: Band D (Mid Devon)

SITUATION
The property is situated in a quiet and rural location approximately 2.5 miles from the popular market town of Cullompton. Cullompton boasts a wide range of amenities including both primary and secondary schools, major banks, building societies and shops catering for a wide variety of needs. From Cullompton easy access may be obtained to Junction 28 of the M5, providing good communications to Exeter, Taunton, Plymouth, Bristol and beyond. Nearby Junction 27 is approximately 7 miles distant alongside which lies Tiverton Parkway Station with an inter city link to London Paddington of approximately 130 minutes.

DIRECTIONS
From junction 28 of the M5 motorway take the A373 sign posted to Honiton. After approximately 2 miles at Post Cross crossroads turn right to Aller and Plymtree. Continue to Five Crossways crossroads and turn proceed straight across. After a short distance turn left and continue along this road until reaching the farm. The cottage will be found on the right hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,100.00 pcm exclusive of all charges. DEPOSIT: £1,269.00 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
19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 232872
rentals.tiverton@stags.co.uk
@StagsProperty

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