

STAGS

The Studio October Cottage, Rull Lane, Cullompton, Devon EX15 1NQ

A charming unfurnished studio with garden area and allocated parking set within a pleasant rural location.

M5 Junction 28 (Cullompton) 1 Miles - Exeter 15 miles - Tiverton 6 miles

• Single Occupancy Only • Open Plan Living Space • Private Garden Area • Allocated Parking • Shower Room • Close to Transport Links • Available Immediately • £275 Monthly Utility Charge • Deposit £836.00 • Tenant Fees Apply

£725 Per Month

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

OPEN PLAN LIVING SPACE
Double glazed door from outside leading into good sized SITTING AREA with radiator and beams, space for single/double bed and wardrobe.
KITCHEN AREA comprising range of cream fronted wall and base units, worksurface with tiled splashbacks, laminate sink unit, electric oven and hob with extractor above, integrated washing machine and fridge.

SHOWER ROOM
Suite comprising shower enclosure with electric shower, pedestal wash hand basin, WC and heated towel rail.

OUTSIDE
To the front of the property is an area mainly laid to lawn with patio providing a private seating area. Steps lead up and around to the gravel parking area with allocated parking for one vehicle. The further garden areas extending around The Studio are excluded from the tenancy and not permitted for tenants use.

SERVICES
£275 PCM is payable to the landlords for all utilities (mains electric, water & drainage, gas and council tax)
Please note these charges apply only to a single occupier.
Ofcom Predicted Broadband: Standard - Upload: 26 Mbps - Download: 1 Mbps
Ofcom Predicted Mobile Data: EE, Three, O2 & Vodafone - Good

DIRECTIONS
From J28 of the M5 proceed towards Cullompton. At the mini roundabout turn right signposted Willand/Uffculme. Continue straight on at the next two mini roundabouts. At the next turn left signposted Cullompton. Proceed along this road taking the first turning on the right into Rull Lane. Proceed along this road until reaching the junction with a fork in the road. At the junction ignore the fork and turn back left handed. Proceed along this private drive and October Cottage will be found on the left hand side.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available Immediately. RENT: £725.00 pcm exclusive of all charges, plus an additional £275 per calendar month for mains electric, water & drainage, gas and council tax..

DEPOSIT: £836.00 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.

The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND 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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