

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.

Tiverton 13 miles - Taunton 14 miles - Cullompton - 8 miles

• Open Plan Design • Kitchen with appliances • Double Bedroom • Available Mid October • Suit Professional Single • Not Suitable for Pets • 12 Months Plus • Deposit: £923.00 • Council Tax Band: A • Tenant Fees Apply

£800 Per Calendar Month

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

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: Private (Payable direct to the landlords (£50 monthly)
Electricity: Mains (Invoiced monthly directly from the landlord.
Heating: Electric Night Storage Heaters
Ofcom Predicted Broadband Speed: Superfast - Download: 55 Mbps - Upload: 10 Mbps
Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Outdoor only
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 an assured periodic tenancy, unfurnished and is available mid October. RENT: £800.00 pcm exclusive of all charges. DEPOSIT: £923.00 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 & 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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