

STAGS

East Barn Kerswell Farm Barns, Kerswell, Cullompton, Devon EX15 2EJ

A unique 3 bedroom, unfurnished barn conversion situated in a rural yet accessible location.

Exeter 17 miles M5 Junction 28, 4.5 miles Honiton 7 miles

• Quality finish • Uffculme school catchment • 30' kitchen/living room • 3 bedrooms (1 en suite) • Cloakroom & Utility • Garden • Council tax band E • 12 Months plus • Available immediately • Tenant fees apply

£1,495 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk

DESCRIPTION
A high quality three bedroom stone barn conversion forming part of a small and exclusive development. The well-proportioned accommodation is centred around a large open plan kitchen, dining and sitting room. The ground floor also benefits from a utility room and cloakroom. On the first floor there are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom.

OUTSIDE
To the rear is a private and south facing garden, mainly laid to lawn with a paved seating area creating a sheltered suntrap. There is parking space for 1 car plus parking for visitors

SITUATION
Situated on the edge of the small hamlet of Kerswell, set between the popular villages of Broadhembury and Kentisbeare. The property lies within the Uffculme School catchment and enjoys a rural setting with open farmland views. Cullompton and Junction 28 of the M5 are within a short drive.

SERVICES
Oil fired central heating with underfloor heating to the ground floor. Mains electricity, water and drainage. Ultra fast broadband (up to 1,800 Mbps). Limited mobile signal in the village (Outdoor Coverage on EE & Three) / WiFi calling available in house with broadband connection.

DIRECTIONS
What3words ///gracing.bronzes.horn

From Honiton proceed along the A373 towards Cullompton. On passing through Colliton take the right hand turning signposted Kerswell. Following the road into the village turning right again. Proceed out of the village where the property 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: £1495pcm exclusive of all charges. DEPOSIT: £1725 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 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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