



6 Hen Street, Bradninch, Devon EX5 4NR

Characterful two bedroom unfurnished cottage in Bradninch

Cullompton 2.3 Miles - Exeter 10.2 Miles - Tiverton 8.6 Miles

• Two Double Bedrooms • Modern Kitchen & Bathroom • On Street Parking • Pets Considered • Long Term • Available Beginning of July • Deposit: £1,125.00 • Council Tax: Band C • Tenant Fees Apply

£975 Per Calendar Month

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

ACCOMMODATION

To include

ENTRANCE

Tiled floor, coat hooks

LIVING ROOM

Carpeted, windows to front, radiators, storage cupboard, log burning stove, utility cupboard

KITCHEN/BREAKFAST ROOM

Tiled floor, windows to rear, velux skylights, patio doors to garden, radiator, range of floor and wall units, sink, gas hob, integrated double oven, dishwasher, space for washing machine

STAIRS/LANDING

Carpeted, window to front and side, radiator

BEDROOM 1

Carpeted, window to front, fitted wardrobe, radiator

BATHROOM

Tiled floor, window to rear, bath with shower, basin, WC, mirror

BEDROOM 2

Carpeted, window to rear, airing cupboard, fitted wardrobe, radiator

OUTSIDE

Slabbed patio area with sloped grass lawn surrounded by mature shrubs.

Parking on street in front of property.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas Fired with Log Burner

Ofcom Predicted Broadband Speed: Superfast - Download: 80 Mbps - Upload: 20 Mbps

Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Good

Council Tax Band: C (Mid Devon District Council)

SITUATION

Hen Street is a well-established residential location within the historic town of Bradninch, Devon, offering a blend of period charm and everyday convenience. The area benefits from a range of local amenities, including independent shops, a post office, pubs, and essential services, all within easy reach. Bradninch also provides access to reputable primary schooling, such as Drakes Church of England Primary School, with further educational options available in nearby Cullompton and Exeter. The town is surrounded by attractive countryside and enjoys good transport links via the nearby M5 and rail connections, making it a popular choice for those seeking a balance between rural living and accessibility. Overall, Hen Street represents a desirable and practical setting for residential occupation within a thriving community.

DIRECTION

What3Words: ///materials.pardon.apes

From Cullompton town centre, proceed north and join the B3181 heading towards Bradninch. Continue along this road for approximately 2 miles, following signs into the town. As you enter Bradninch, continue straight ahead past the primary school and into the centre of the town. Turn into Fore Street and follow the road as it bends, leading you towards Hen Street. Continue onto Hen Street, where number 6 will be located along the residential stretch of the road. Parking is typically available on-street nearby.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £975.00 pcm exclusive of all charges. DEPOSIT: £1,125.00 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		