



East Raddon Farm Cottage Thorverton, Exeter, Devon
EX5 5PP

A spacious and comfortable 2/3 bedroom cottage
with superb rural views located near Thorverton.

Thorverton 1.4 Miles / Exeter City Centre 7.8 miles

• Available Now • 2 Bedrooms • Study or 3rd Single Bed • Superb Rural Views • Kitchen, Sitting Room, Cloakroom and Bathroom • Garden Area • Term: Long Term • Deposit: £1096 • No Pets • Tenant Fees Apply

£950 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A spacious and comfortable 2/3 bedroom cottage with superb rural views located near Thorverton. East Raddon Cottage being attached to the main house has been thoughtfully improved keeping a number of features throughout the property. The accommodation comprises; fitted kitchen, cloakroom WC, sitting room, 2 double bedrooms, study or a third single bedroom and bathroom with shower over the bath. Delightful rural views are enjoyed from nearly every room. Although the property sits in a peaceful and rural location the village of Thorverton is nearby offering day to day amenities and the City of Exeter is approximately 8 miles away offering excellent facilities and transport links. Oil-fired central heating, parking, part-furnished / unfurnished. EPC Band E. Available Now. Tenant Fees Apply.

SITUATION

The sought after village of Thorverton is less two miles away which has a primary school, church, post office, village farm shop and pub along with an excellent community life. The neighbouring Exe valley village of Silverton, which has a delicatessen/butchers, convenience store, post office and three pubs plus other facilities, is about 2 miles to the east. Though in a rural position, the cathedral and university city of Exeter, which has a range of facilities befitting a centre of this importance, is only 7 miles. Also in Exeter are railway stations on the London Waterloo and Paddington lines, whilst Exeter international airport is to the east of the city. To the north of the property is Tiverton, beyond which is Tiverton Parkway railway station and junction 27 of the M5 motorway.

ACCOMMODATION

Gravelled laid path leading to solid wood front door leading to

KITCHEN

14'1" x 9'6"

Shaker style kitchen in solid wood with Belfast sink and to include a washing machine, fridge/freezer, Cookmaster electric oven. Pine dresser and dining table. Natural stone tiles laid to the floor and views of open countryside and nearby woodland from the double opening window.

CLOAKROOM WC

Window looking out over rural views, natural stone tiles laid, white ceramic WC and handbasin.

SITTING ROOM

18'4" x 11'9"

Light room which enjoys superb views, oak window seat, Exeter stone built fireplace with combi (coal or log) stove, carpet laid, one three seater sofa + chair and stairs leading to -

STAIRS & LANDING

Oak finished stair furniture, carpet laid to landing, carpet laid, airing cupboard with hot water tank, solid wood doors leading to

BEDROOM 1

10'9" x 9'10"

Double in size with window over looking open countryside, carpet laid pine set of drawers.

BEDROOM 2

13'3" x 10'5"

Carpet laid, windows, one overlooking open countryside and a window looking to the side of the property overlooking woodland. Double in size and a freestanding triple wardrobe.

STUDY/3RD SINGLE BEDROOM

8'6" x 6'7"

Window looking to the side of the property over woodland, pine desk and chair, carpet laid.

BATHROOM

White suite comprising of bath with electric shower over, handbasin and WC. Carpet laid, frosted window.



OUTSIDE

The property is approached by a tarmac drive to a parking area, gravelled path to the front door with mature shrubs and trees lining the path. There is a small garden area included with the tenancy with a washing line. The property is surrounded by open countryside and farmland.

SERVICES

Mains electric, Oil Fired Central heating, private drainage and water supply (Landlord to maintain). Council Tax Band C.

Broadband: Standard 3 Mbps 1 Mbps

Phone Coverage: EE - Strong / Vodaphone and Three - ok
Provided by Ofcom

DIRECTIONAL NOTE

From Exeter proceed north on the A396, the Tiverton Road and continue through Rewe until the Ruffwell Inn whereupon turn left signposted Thorverton. Cross over the river and pass the cricket ground and continue through the village turning right signposted Crediton and Shobrooke. Continue along the road for around 1.5 miles passing a staggered cross roads, soon after turn left down a private lane (if you pass a large white house with a tennis court situated by the road you have gone too far) continue down the lane and East Raddon Cottage is on the righthand side.

LETTING

The property is available to let on an Assured Shorthold Tenancy, part furnished or unfurnished and is available immediately. RENT: £950 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1096 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. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_roadmap.pdf





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
A	100
B	
C	
D	
E	48
F	
G	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> England & Wales	