



2 Netherton Hill Drewsteignton, Exeter, Devon EX6 6QS

Charming terraced cottage in this popular village,
within easy commuting distance of Exeter.

Exeter City 14.3 miles

• Two Double Bedrooms • Fully Furnished • Character Features • Sitting /Dining
Room with Woodburner • Studio / Office • Outside Courtyard • Deposit:
£1269 • EPC Band D • Term: 6/12 Months • Tenant Fees Apply

£1,100 Per Calendar Month

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

DESCRIPTION

A charming two bedroom cottage situated in the sought after Dartmoor village of Drewsteignton. The property comprises a kitchen, sitting/dining room with wood burner, bathroom, separate WC, studio/office + laundry room and courtyard garden. Fully Furnished. Available Now. Tenant Fees Apply.

ACCOMMODATION

Entrance door to -

ENTRANCE HALLWAY

Coat hooks, cupboard housing fuse board. Doors to -

KITCHEN 10'2" x 8'10"

Kitchen with floor and wall mounted cupboards and drawer units. Belfast sink with mixer tap over. Cooker with four ring electric hob. Undercounter washing machine and fridge/freezer. Window to the rear aspect.

SITTING ROOM/DINING ROOM 15'5" x 14'9"

Fireplace with wood burner. electric heater and coat hooks. Two windows to the front aspect and back door out to the courtyard.

STAIRS FROM HALLWAY TO FIRST FLOOR

Window to the front aspect.

LANDING

Electric radiator, window to front. Exposed floorboards and doors to -

WC

White WC, wash hand basin and mirror.

BATHROOM

White suite comprising bath with electric shower above. Wash hand basin

and heated towel rail. Window to the rear aspect and Velux window and mirror.

BEDROOM ONE 12'5" x 8'2"

Double bedroom. Feature fire place. Cupboard housing hot water tank and wooden shelving. Window to rear and velux window. Exposed floorboards.

BEDROOM TWO 15'1" x 6'7"

Single. Window to front aspect. Exposed floorboards

OUTSIDE

To the rear of the property is a studio/office + laundry room with freezer, washing machine and tumble dryer. Private enclosed small courtyard area. There is no allocated parking for the property, although parking can be found in The Square or just down the hill turning right into the public car park.

SERVICES

Mains Electric, water and drainage. West Devon Borough Council Tax Band C. Wifi and TV License included.

Provided by Of Com -

Broadband -

Standard 20 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps

Phone Coverage -

02, EE, Vodaphone - Strong

Three - Moderate

SITUATION

2 Netherton Hill is set in a charming location in the sought after Dartmoor



village of Drewsteignton. Drewsteignton is a delightful traditional village of thatched cottages set around a village square with popular pub, post office/store and ancient church. The moorland town of Chagford is 4 miles distant and has a larger range of amenities including a school, various sports clubs and a range of shops and pubs. The property has good access to the A30 dual carriageway which leads to the university and cathedral city of Exeter which has a wide range of shops, services and amenities as would be expected from a centre of this size. From Exeter there is good access to the M5 and there are railway stations to London (Paddington and Waterloo). Drewsteignton is in the Dartmoor National Park and as such there are ample opportunities for walking and riding within the area.

DIRECTIONS

From Okehampton town centre proceed in an easterly direction heading towards Exeter. Proceed on this road joining the A30 towards Exeter and once on the carriageway take the next left turn to Whiddon Down, A382 Services and Moretonhampstead. Then take first right hand turning signposted Crockenwell. Continue along this road for approximately 1.5 miles and then turn right signed posted for Drewsteignton. Continue along this road for approximately 1.5 miles until you meet a junction where to turn right. Go up the hill and after a short distance the property can be found on the left hand side. Parking is available in the public car park which is located just before the cottage on the right hand side or at the top of the hill at The Square.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, fully furnished and is available immediately. RENT: £1100 pcm exclusive of all charges. Children/pets considered. Where the agreed

let permits pets the RENT will be £1125pcm. DEPOSIT: £1269, 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.

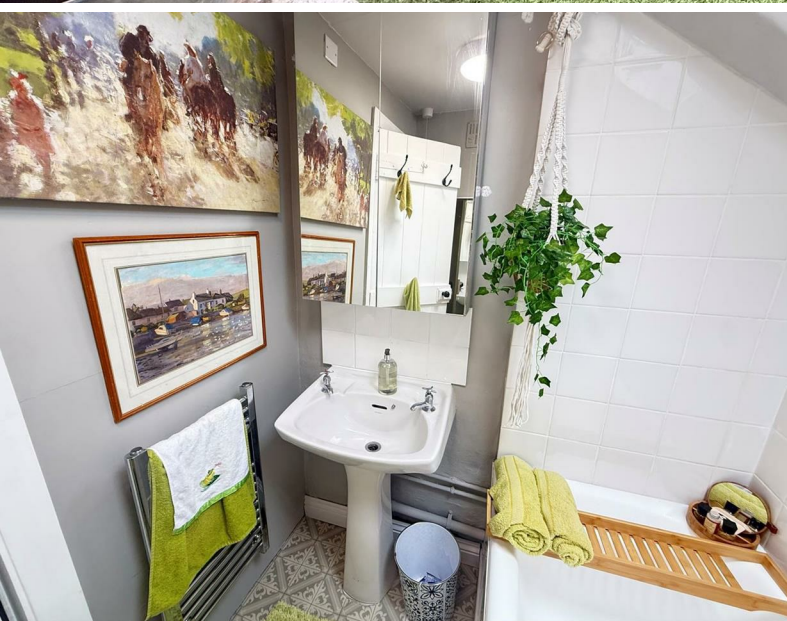
TENANT PROTECTION

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 BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.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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@StagsProperty



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		79
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		11.00
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC