



Holly Croft South Street, Holcombe Rogus, Wellington,  
Somerset TA21 0PF

A well appointed detached house situated in the  
heart of the village of Holcombe Rogus

Tiverton - 11 Miles Wellington - 6 Miles Taunton - 12 Miles Exeter - 21 Miles

- Open Plan Dining Room and Living Room
- Four Good Sized Bedrooms
- Separate Study
- Generous Gardens
- Parking for 2 Cars
- O.F.C.H
- Pets Considered
- EPC Band D
- Council Tax Band F
- Available Immediately

£1,625 Per Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## ACCOMMODATION

From front glazed door into

### ENTRANCE HALL

With stairs to first floor with storage space beneath, radiator and fitted carpets.

### SITTING ROOM

With a corner brick chimney breast (not to be used), radiator, fitted carpets, French doors leading out onto the rear garden and brick archway through to;

### DINING ROOM

With radiator, window to front.

### STUDY

With radiator, window to front.

### KITCHEN

With fitted linoleum flooring and a range of white fronted base and wall mounted cupboards with worktops over and inset sink and tiled splashbacks. Electric cooker with extractor above, integrated dishwasher, radiator, glazed door to rear garden.

### UTILITY ROOM/CLOAKROOM

With low level WC, wash hand basin and vanity unit. Grant oil fired boiler providing domestic hot water and central heating all on timer controls. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

With trap access to roof void.

### BEDROOM 1

With radiator, window to front.

### BEDROOM 3

With radiator, windows to rear.

### BEDROOM 2

With radiator, built in wardrobe and airing cupboard housing the hot water cylinder with immersion heater. Window to rear.

### BEDROOM 4

With radiator, window to front.

### BATHROOM

Comprising bath with Mira Zest electric shower over. Radiator. Low level WC and wash hand basin with shaver socket. Fully tiled walls.

### OUTSIDE

The property is set back from South Street and is approached over a gravelled driveway with one side of flower and shrub borders. A pathway leads to the front door and continues around the side of the property and to the rear garden. Immediately to the rear of the property is a large paved SUN TERRACE with low stone wall forming a lovely outlook over the rear gardens. There are generous gardens laid mainly to lawn with numerous specimen shrubs and trees together with a pond.

### SERVICES

Mains electric, water & drainage, O.F.C.H, Council Tax Band F.

## SITUATION

Holly Croft is tucked away in the heart of this popular village of Holcombe Rogus which lies close to the Somerset/Devon border. Holcombe Rogus is a thriving village with primary school, church, public house, garage, village shop and village hall. It is also within the catchment area of the sought after Uffculme School. Wellington is within 7 miles providing a number of leisure facilities and independent shops. Tiverton is 11 miles away with wealth of amenities including schools, doctors and shopping facilities. Tiverton also provides useful travel links with the North Devon Link road providing access to North Devon Coast, and M5 junction 27. Tiverton Parkways also provides direct train links to London Paddington. Taunton is within 14 miles and the City of Exeter 22 miles to the west with its excellent new shopping centre, schools, university, theatres and international airport.

## DIRECTIONS

From the M5 motorway at junction 26 take the exit towards Wellington. At the roundabout with the A38 take the first exit towards Exeter and Tiverton and continue along here for about 4 miles passing The Beambridge Inn on the left hand side. Continue to the top of Whiteball Hill. At this point turn right crossing over the dual carriage signposted Greenham, Appley and Holcombe Rogus. After 1 mile turn left signposted Holcombe Rogus and follow the signs into the village. Continue past the pub taking the second turning left into South Street and after a short distance the gravelled driveway to Holly Croft will be seen on the left hand side.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available October. RENT: £1,625 per calendar month exclusive of all charges. DEPOSIT: £1,875 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. Usual references required. Viewings strictly through the agents.

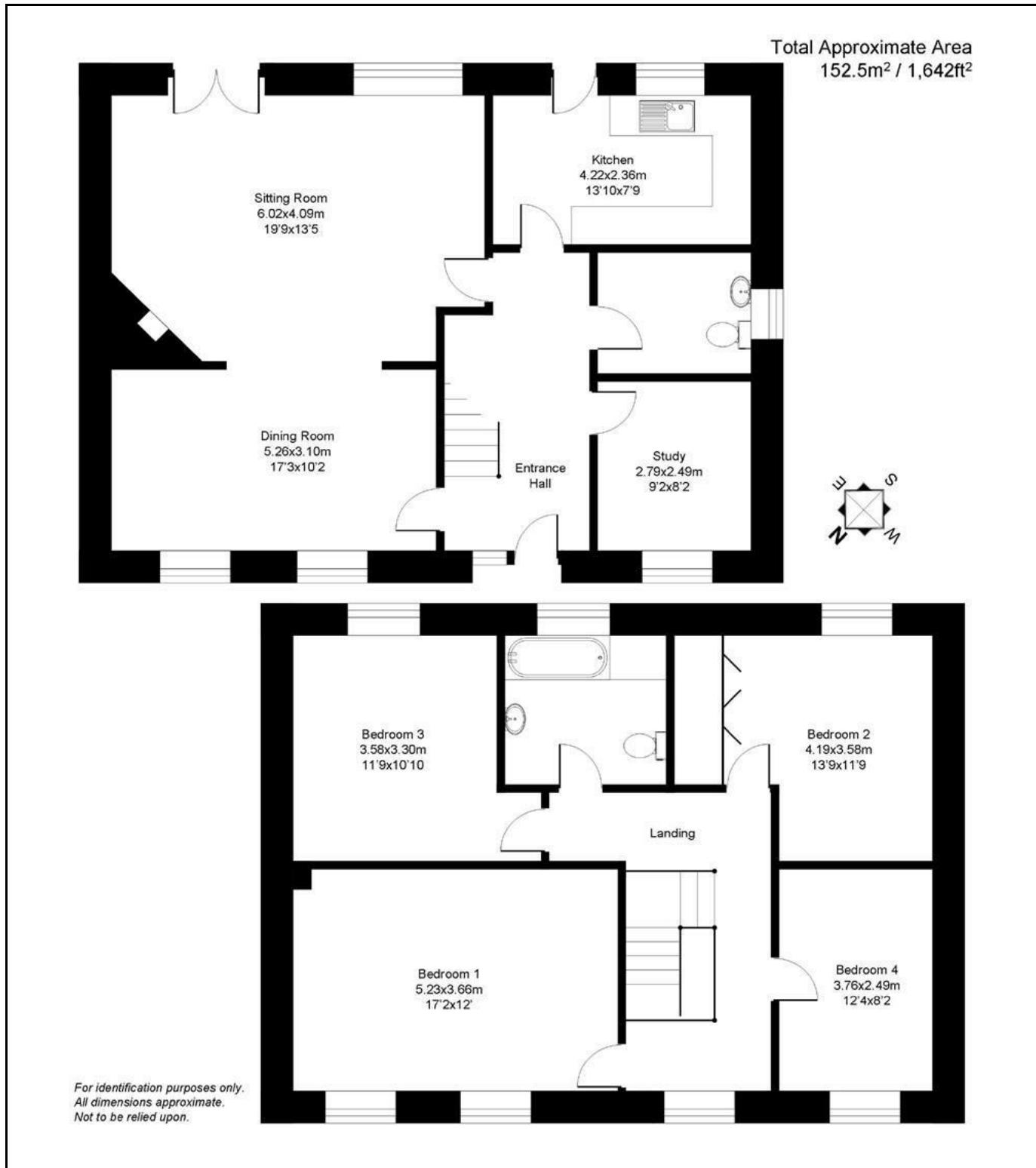
## HOLDING DEPOSIT & LETTING FEES

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. 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.





**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
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	63
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC