



**STAGS**

Burridge Town Mills, High Street, Dulverton, TA22 9HB

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Burridge is a well-presented two bedroom fully furnished apartment in the popular town of Dulverton, in the heart of Exmoor National Park.

Tiverton 13 Miles - Minehead 18 Miles - M5 20 Miles

• Two Double Bedrooms • Communal Gardens • Private Parking • Not Suitable for Pets • Central Location • Deposit: £836 • Council Tax Band: B • 6/12 Months • Available Beginning of January • Tenant Fees Apply

**£725 Per Calendar Month**

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



## ACCOMMODATION

To include:

### ENTRANCE HALLWAY

Carpeted floor, night storage heater, spotlights, airing cupboard

### KITCHEN

9'7" x 7'9"

Window to rear, skylight, laminate floor, electric hob, electric single oven, single sink and drainer, integrated fridge freezer, dishwasher, range of cabinets and drawer units.

### LIVING ROOM

13'9" x 11'1"

Window to rear and skylight, carpeted floor, night storage heater

### BEDROOM 1

15'2" x 10'5"

Window to front and skylight, carpeted floor, night storage heater

### BATHROOM

7'9" x 8'5"

Wood effect vinyl floor, WC, Basin with vanity unit, bath with electric shower, heated towel rail and skylight.

### BEDROOM 2

14'9" x 10'5"

Window to front and skylight, carpeted floor, night storage heater

### OUTSIDE

The communal gardens lie to the rear of Town Mills, with a central cobbled courtyard area and steps up to a walled garden surrounded by well stocked flower and herbaceous borders. A gravelled pathway leads over the bridge and the leat stream to the designated parking area.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric

Ofcom predicted broadband services - TBC

Ofcom predicted mobile coverage for voice and data: TBC

Local Authority: Council tax band B

### SITUATION

Town Mills enjoys a peaceful location, quietly tucked away in the heart of the town and within a short walk of all the amenities. Dulverton is situated on the southern edge of the Exmoor National Park, a charming historic town with a great variety of local

convenience stores for all your everyday shopping needs, popular pubs, restaurants, library, doctors' surgery, pharmacy, Infant and Junior Schools

### DIRECTIONS

From the Dulverton Stags office walk down the high street and take the path passing the Heritage Centre and Library on the right. This path leads through to the car park and off to the left hand side of the car park, follow the path through and the parking for Town Mills will be found on the left. Cross over the leat stream, via the bridge, which leads into the garden and the entrance to the flats.

### LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, furnished and available from the beginning of January. RENT: £725 per calendar month exclusive of all charges. DEPOSIT: £836.00 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. 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.

### AGENTS NOTE



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) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		