



## Deymans Hill House Deymans Hill, Tiverton, Devon EX16 4LL

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A substantial seven-bedroom family home offering period charm, large gardens, and excellent access to schools and transport in Tiverton.

Tiverton Town Centre 1 Miles - Exeter 14 Miles - M5(J27)/Tiverton Parkway Station 6.5 Miles

• 7 Double Bedrooms • 4 Modern Bathrooms • Close to Tiverton Town Centre • Ideal for large families • Large Private Garden • Excellent Transport Links • Deposit: £3,455.00 • Council Tax Band G • Available Early January • Tenant Fees Apply

**£2,995 Per Calendar Month**

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



ACCOMODATION

To Include:

ENTRANCE PORCH

Coir mat, window to front, coat storage area with radiator

ENTRANCE HALLWAY

Wood flooring, open fireplace, window to front and rear, radiators,

19'2" x 18'6"

DOWNSTAIRS WC

Wood flooring, WC, basin, extractor

KITCHEN/BREAKFAST ROOM

Tiled floor, windows to front, radiators, range of cream front wall and base units, gas AGA, gas hob, double electric oven, single sink & drainer, dishwasher, fridge freezer

16'1" x 11'8"

UTILITY ROOM

14'11" x 14'9"  
Tiled floor, radiator, dutch dryer, washing machine, space for dryer, single sink & single drainer, worktop, base units, sky lights, airing cupboard, door to front

LARDER

Concrete floor, window to front, range of shelving

11'6" x 8'0"

TOOL/BOOT ROOM

Cobbled floor, sky lights, WC, door to garden

DINING ROOM

17'7" x 15'10"  
Carpeted, bay window to rear, brick fireplace with open fire, door to kitchen, picture rail, fitted cupboards and shelves, radiators

SITTING ROOM

31'4" x 16'2"  
Wood flooring, windows to front, rear & side fitted with shutters, marble fireplace with open fire, fitted book shelves, picture rail and radiators

CONSERVATORY

16'8" x 10'9"  
Tiled floor, windows to rear with patio doors to garden, glass roof, radiators, grape vine

STAIRS TO FIRST FLOOR

Wood flooring with carpet runner

FIRST FLOOR LANDING

Wood flooring, windows to front & rear, radiators, under stairs storage

BEDROOM 1

Double, carpeted, windows to rear and side, radiator, picture rail

16'6" x 13'6"

Ensuite:

ENSUITE SHOWER ROOM

Tiled floor, WC, basin, radiator, shower cubicle with electric shower, extractor

BEDROOM 2

Double, carpeted, windows to front and side, built-in wardrobes, picture rail, radiator,

16'5" x 11'6"

Ensuite:

ENSUITE BATHROOM

Tiled floor, bath with electric shower, WC, basin, tiled walls, extractor

BEDROOM 3

Double, carpeted, windows to rear and side, picture rail, radiators

16'4" x 12'6"

BEDROOM 4

Double, wooden flooring, windows to front, built-in wardrobes, picture rail, feature fireplace, radiator

11'10" x 11'3"

FAMILY BATHROOM

Tiled floor, window to front, basin with vanity units, WC, bath, separate shower cubicle with electric shower, radiator, extractor, airing cupboard

SEPARATE WC

Wood flooring, window to front, basin, WC

STAIRS TO SECOND FLOOR

Wood flooring, carpet runner, window to rear

SECOND FLOOR LANDING

Wood flooring, skylights, radiators, fitted storage cupboards, exposed beams

SECOND FLOOR BATHROOM

Tiled floor, window to side, tiled walls, basin, WC, bath, extractor

BEDROOM 5

Double, carpeted, windows to rear and side, fitted cupboard

13'8" x 12'11"

BEDROOM 6

Double, carpeted, windows to front and side, radiator, built in wardrobe

14'0" x 12'11"





### BEDROOM 7

Double, carpeted, window to rear, radiator

11'6" x 9'11"

### GARAGE/CELLAR

Underneath property via stairs in hallway - Single garage with double doors and further separate storage area

48'2" x 12'10" & 16'9" x 15'7"

### OUTSIDE

Front: Enclosed paved parking area with round about and surrounded by mature shrubs. parking for at least 4 cars.

Path to side leading to rear.

Rear: South facing with views down the Exe valley and surrounding farm land, slabbed patio area with stone balustrades, ponds and steps to lawns. Lawn areas are separated by concrete paths. Enclosed fruit and orchard area to the top of the garden.

### SERVICES

Gas: Mains

Water: Mains

Electric: Mains

Drainage: Septic tank

Heating: Gas Fired Central Heating

Council Tax: Band G

Ofcom Predicted Broadband: Superfast - Download: 61Mbps Upload: 16Mbps

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

### SITUATION

Deymans Hill House, sits in a quiet, elevated position on a no-through road in Tiverton, Devon, offering scenic views across town and countryside. It is close to amenities like the Grand Western Canal and a short walk to Tiverton town centre, with super-fast broadband and reliable mobile coverage. Families benefit from several well-regarded nearby schools including the prestigious independent Blundell's School. This makes it ideal for those seeking a peaceful yet well-connected setting with strong educational options. Tiverton itself is a traditional market town in mid-Devon with a rural charm. It has a thriving local economy, weekly markets, and strong transport links via the A361 North Devon Link Road, M5 motorway and regular rail services from nearby Tiverton Parkway to Exeter and London Paddington.

### DIRECTIONS

From Tiverton town centre, take the Great Western Way towards the A361. Turn right (signposted Butterleigh). Turn right at the roundabout onto Deymans Hill (no through road). Proceed along and up the hill with the property directly in front of you.

### LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, part furnished or unfurnished and is available early January. RENT: £2,995.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2,995.00. DEPOSIT: £3,455.00 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.

### HOLDING DEPOSIT & 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

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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_Renters\\_Rights\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		43	78
		EU Directive 2002/91/EC	

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