



3 Castle Cottages, Dulverton, Somerset TA22 9HJ

A well presented, three bedroom cottage in the heart of Exmoor National Park and within walking distance to the town centre.

Tiverton 12 miles - Taunton 26 miles - Exeter 38 miles

• Modern Fitted Kitchen And Bathroom • Three Double Bedrooms • Convenient Location • Parking For At Least Two Cars • Available Early/Mid October • No Pets Considered • 6 / 12 Months Plus • Deposit: £923.00 • Council Tax Band B • Tenant Fees Apply

£800 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

Wooden front door into:

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen suite comprising white gloss fronted wall base and drawer units with worksurface and tile splashback, integrated Belling double oven with 4 ring ceramic hob and extractor over, stainless steel sink unit, space with plumbing for washing machine, understairs storage cupboard and newly fitted vinyl flooring.

SITTING ROOM

Dual aspect room with radiator and fitted carpet.

INNER HALLWAY

With door to outside, stairs rising to first floor and door into;

BATHROOM

With fitted vinyl flooring, white suite comprising WC, wash hand basin, bath with electric shower over and radiator.

STAIRS AND LANDING

With window, radiator and fitted carpet. Doors into;

BEDROOM 1

Double with window to front, radiator and fitted carpet.

BEDROOM 2

Dual aspect with radiator and fitted carpet.

BEDROOM 3

Double with radiator and fitted carpet.

OUTSIDE

Shared driveway leads to gravel area with parking for 2 cars. Archway leads to rear of property which is surrounded by stone walling.

AGENT NOTE

The property has recently been renovated throughout, including the central heating. The current EPC was carried out prior to this being done and therefore is not a true representation of the property in its current condition.

SERVICES

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

SITUATION

The property is situated in a tucked away location close to the centre of Dulverton, at the centre of the Exmoor National Park. Dulverton offers good range

of facilities including a selection of shops, schools and churches.

DIRECTIONS

From the Dulverton office proceed towards High Street and just before the Bridge Inn Public House turn right. Follow the driveway up and around to the right and 3 Castle Cottages will be found on your left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available early/mid October. RENT: £800.00 pcm exclusive of all charges. DEPOSIT: £923.00 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 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.



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



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