



2 Quarryman Close, Bampton, Tiverton, EX16 9FF

Well presented and modern two bedroom terraced house on the outskirts of Bampton.

- Two Double Bedrooms
- Close to Local Amenities
- Air Source Heat Pump
- Pets Considered (Terms Apply)
- Off Road Parking
- Quiet Location
- Council Tax Band B
- Deposit: £1,269.00
- Available mid-April
- Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMODATION

To Include:

ENTRANCE HALLWAY

Carpet, laminate floor, understairs storage, underfloor heating

CLOAKROOM/WC

Laminate floor, WC, Basin, extractor, underfloor heating

KITCHEN DINER

Laminate floor, windows to front, range of green fronted floor and wall units with drawers and cupboards, ceramic hob, single electric oven, marble effect worktop with inset single sink and drainer, integrated appliances; microwave, dishwasher, washing machine and fridge freezer

LIVING ROOM

Laminate floor, window to rear, underfloor heating, patio door to garden

STAIRS/LANDING

Carpet, wooden bannisters, radiator

FRONT BEDROOM

Carpet, windows to front, radiator, cupboard

BATHROOM

Tiled floor and walls, window to rear, bath with shower, WC, basin, mirror with vanity light, extractor, heated towel rail, airing cupboard

REAR BEDROOM

Carpet, windows to rear, radiator

OUTSIDE

To the front is a small flower bed with shrubs and off road parking for

two cars.

To the rear is an enclosed garden with slabbed patio and lawn area with rear gate.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: (Underfloor and radiators)Air Source Heat Pump

Ofcom Predicted Broadband Speeds: Superfast - Download: 50 Mbps - Upload: 8 Mbps

Ofcom Predicted Mobile Data: EE, Three, O2 & Vodafone - Good Council Tax: Band B (Mid Devon District Council)

SITUATION

Quarryman Close is situated in Bampton, a picturesque and popular market town amid the outstanding beauty of the Exe Valley. Dulverton, the Exmoor National Park and Wimbleball Lake are within a twenty minute drive. Bampton once a flourishing wool town is centred around many Georgian houses built of local quarried stone. This established town offers a wide range of shopping amenities and services including a primary school, butchers, bakers, shops, pubs and restaurants alongside a post office, pharmacy and green grocers. The larger market town of Tiverton, approximately six miles to the south, provides a comprehensive range of shopping and recreational facilities alongside both public and state schooling, including Blundell's School, which offers discounted fees to local students. The cathedral and university city of Exeter is a forty-minute car ride away and has all the amenities and facilities associated with a major regional centre.



DIRECTION

From Tiverton take the A396 north towards the market town of Bampton, passing through the village of Cove. Upon reaching the roundabout at the Exeter Inn, take the second exit signposted Bampton. After approximately 0.5 miles, turn left onto Woodland Close and then left immediately onto Quarryman Close. The property driveway can be found on the left-hand side.

whatthreewords: //frizz.tucked.sporting

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available mid April RENT: £1,100.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,125.00 DEPOSIT: £1,269.00 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ltr_roadmap.pdf

AGENT'S NOTE

The property is located within a private development and there is ongoing building works opposite.





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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		85	
England & Wales		EU Directive 2002/91/EC	