



1 Stag Cottage, Oakfordbridge, Bampton, Devon EX16 9HZ

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A delightful three bedroom unfurnished cottage situated in a convenient location with gardens and parking.

Bampton 3 miles - Dulverton 5 miles - Tiverton 9 miles

• Sitting Room • Dining Room • Large Gardens/ Woodland • Workshop • One Parking Space • Pets/Children Considered (terms apply) • 6 / 12 months plus • Deposit: £917 • Council Tax Band: C • Tenant Fees Apply

**£795 Per Calendar Month**

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



## ACCOMMODATION TO INCLUDE

Glazed door from front leading into Entrance with stairs rising

### SITTING ROOM 12'11" x 10'11"

With exposed beams, inset woodburner, built in shelving, radiator.  
Door into

### KITCHEN 14'6" x 5'11"

With linoleum flooring, range of fitted base units, worksurface with inset stainless steel sink unit, electric oven and hob, space and plumbing for dishwasher, understairs cupboard. Door into

### UTILITY/ LEAN TO

With linoleum flooring, fitted wall units, worksurface, plumbing for washing machine, space for fridge/freezer, cupboard housing oil fired boiler. Door leading out to garden.

### DINING ROOM 19'8" x 9'9"

With exposed beams and stone wall, fireplace, radiators.

### FIRST FLOOR STAIRS & LANDING

With hatch to attic and doors into

### BEDROOM ONE 12'3" x 9'8"

Double with radiator and built in airing cupboard.

### BATHROOM 7'7" x 5'4"

With suite comprising bath with shower over, wash hand basin, WC, towel rail radiator, wall mounted mirror.

### BEDROOM TWO 11'0" x 7'4"

Double with radiator.

### BEDROOM THREE 7'7" x 6'6"

Single with radiator.

### OUTSIDE

The side of the property is mainly laid to lawn with mature shrubs and stone storage barn. The garden extends with pedestrian gate to parking area. The garden leads up to a woodland area.

### SERVICES

Mains electric, water, shared drainage (tenants are liable for 1/3 of the cost of emptying the septic tank), O.F.C.H, Council Tax Band C

## SITUATION

Stag Cottage is located in the popular and beautiful Exe Valley on the edge of the hamlet of Oakfordbridge. The property is three miles from the historic town of Bampton, which has a good range of shops and facilities.

## DIRECTIONS

From Tiverton, take the A396 to Minehead and Dulverton. At the Exeter Inn roundabout turn left and at the next junction (Black Cat) go straight across signposted to Dulverton. After approximately 1 mile, on reaching Oakfordbridge, 1 Stag Cottage will be seen on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £795.00 pcm exclusive of all charges. Children Considered. Pets considered. DEPOSIT: £917.00 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.



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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		
1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		