



Small Field Black Dog, CREDITON, Devon EX17 4RW

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A well presented two bedroom unfurnished bungalow enjoying stunning rural views.

- Open Plan Living Space with Woodburner
- Utility/Boot Room
- Two Double Bedrooms
- Rural Location
- Large Garden
- Pets Considered (Terms Apply)
- Council Tax Band C
- Deposit £1,384.00
- Available Mid April

£1,200 Per Month

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## ACCOMMODATION TO INCLUDE

From front UPVC door into

### HALLWAY

With solid wood flooring, radiator, coat hooks. Door into

### OPEN PLAN LIVING SPACE

Superb light and spacious triple aspect room with vaulted ceiling, solid wood floor and spotlighting. KITCHEN comprising fitted base units, ceramic sink, electric oven, LPG gas hob, dishwasher and fridge/freezer. SITTING/DINING AREA with woodburner, ample space for dining table and chairs, superb rural views.

### UTILITY/BOOT ROOM

With wood floor, fitted wall units, worksurface with space for washing machine and tumble dryer below, oil fired boiler running domestic hot water and full central heating, radiator, windows to side and front, door to outside.

### BEDROOM ONE

Spacious dual aspect double room with solid wood floor, two radiators, built in shelving.

### BEDROOM TWO

Good sized double with solid wood floor, radiator, window to side.

### SHOWER ROOM

With tiled floor, spotlighting, suite comprising shower enclosure, wash hand basin, WC, towel rail, windows to rear.

### OUTSIDE

The property sits within a large garden laid to lawn with decked area

immediately to the front providing a raised seating space to take in the superb views across the adjoining countryside. There is parking for 2 cars and a small garden shed for tenants use.

### SERVICES

Electricity: Mains

Water: Mains

Drainage: Private (Septic Tank)

Gas: LPG Bottles (Gas Hob)

Heating: O.F.C.H

Ofcom Predicted Broadband Speed: Ultrafast - Download 1,800 Mbps -

Upload: 220 Mbps

Ofcom Predicted Mobile Data: EE, Three & O2 (Variable Outdoors)

Council Tax: Band C

### SITUATION

This area of Mid Devon is very popular for its beautiful and unspoilt rolling countryside, whilst being easily accessible to local towns. The property is situated on the edge of Black Dog and close to the village of Puddington and Black Dog, both with churches, village hall and pub.

Tiverton is about ten miles distant offering a good range of amenities, including schools, supermarkets and shops catering for everyday needs, a modern hospital and sports centre. For independent schools, Blundell's is within easy driving distance and offers discounts to local pupils.

This part of Devon is very accessible. At Tiverton there is a dual carriageway link (A361) to the M5 Motorway at Junction 27, alongside lies Tiverton Parkway Railway Station with fast trains to London Paddington.



The Cathedral City of Exeter is approximately sixteen and a half miles and has all the amenities associated with a major regional centre, including an airport with national and international flights.

### **DIRECTIONS**

From Tiverton take the B3137 towards Witheridge and proceed for about 5.5 miles, passing Cruwys Woods and Pages Cross, and turn left at Peak Cross signed Puddington and Black Dog. Follow this road into Puddington and in the centre of the village bear right towards Black Dog. On reaching the village at the cross roads turn left towards Crediton. Proceed along this road for just over a mile taking the lane on your right signed East Emlett. Proceed down the lane and Small Field will be found after a short distance, on the right hand side.

### **LETTING**

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £1,200.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,225.00 DEPOSIT: £1,384.00 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/Inr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Inr_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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