



Bridge House , Thorverton, Devon EX5 5NY

A stunning and unique four bedroom, detached thatched house in the centre of Thorverton. This spacious property comprises of a fully fitted kitchen/breakfast room, dining room, living room, study/bedroom, conservatory, utility room and a downstairs WC. To the upstairs are four double bedrooms (one ensuite) and a large family bathroom. Outside is an enclosed rear courtyard surrounded by listed barns for storage. Available Immediately, EPC Band D, Tenant Fees Apply.

M5 Motorway (J28 and J29) 8.5 miles. Exeter 7 miles. Tiverton 8 miles.

- Modern Kitchen
- Immaculate Condition
- Four Double Bedrooms
- Off Road Parking
- Enclosed Rear Courtyard
- Deposit: £2,480
- Council Tax Band: F
- 6/12 Months
- Available Immediately
- Tenant Fees Apply

£2,150 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE HALLWAY

Door to front, wood floor, understairs cupboard

KITCHEN/BREAKFAST ROOM

Tiled floor, underfloor heating, windows to front & rear, extractor, ceramic hob, electric oven, single sink & drainer, window bench seat, dishwasher, fridge freezer and range of kitchen units with drawers

DINING ROOM

Tiled floor, underfloor heating, windows to front & rear, open fire, fitted cupboards and hidden stairs to first floor.

LIVING ROOM

Wood floor, underfloor heating, windows to front & side, gas fire and mantelpiece

STUDY/BEDROOM

Wood floor, window to side, underfloor heating.

WC

Tiled floor, WC, Basin

CONSERVATORY

Tiled floor, windows to rear, skylight, doors to rear courtyard

UTILITY ROOM

STAIRS/LANDING

Carpeted, radiator, window to rear

UPSTAIRS HALLWAY

Carpeted, windows to front, radiator

MASTER BEDROOM

Windows to front & side, carpet, fireplace

ENSUITE

Vinyl floor, WC, basin, window to side, heated towel rail and large walk in shower

BEDROOM TWO

Carpet, windows to front & side, radiator

FAMILY BATHROOM

Vinyl floor WC, basin, heated towel rail, vanity unit and bath with shower

BEDROOM THREE

Carpeted, radiator, windows to rear, sloped ceiling

BEDROOM FOUR

Carpeted, window to front, radiator, stairs to dining room.

OUTSIDE

To the rear is a fully enclosed courtyard offering off road parking and storage provided by rear sheds/barns.

SERVICES

Gas: Mains

Electric: Mains

Water & Drainage: Mains (Rated)

Heating: Gas Fired

Council Tax Band: F

Ofcom Predicted Broadband: Standard - Download 15 Mbps - Upload 1 Mbps

Ofcom Predicted Mobile Data: Limited - Vodafone

SITUATION

Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton with an active community and an excellent range of amenities including primary school, shop and Post Office, doctors surgery, two pubs, church and village hall. The nearby village of Silverton to the east has a doctor's surgery. Surrounding the property is beautiful unspoilt countryside, along with the River Exe to the west, providing superb local rural walks.

DIRECTIONS

What3words: ///trials.blueberry.mixes

LETTING

The property is available to let on a renewable assured shorthold tenancy for 12 months plus, PART furnished and available immediately. RENT: £2,150.00 per calendar month exclusive of all charges. DEPOSIT: £2,480.00 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. Usual 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. 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.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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