



**STAGS**

19 Amory Road, Dulverton, Somerset TA22 9DY

Spacious unfurnished 4 double bedroom house  
with large garden in Exmoor.

Dulverton 0.5 Miles - Minehead 17 Miles - M5 20 Miles

• Range Cooker • Four Double Bedrooms • Large Rear Garden • Garage  
and Off Road Parking • Two Reception Rooms • Deposit £1471 • 6/12 months  
plus • Council Tax Band C • Available End of March • Tenant Fees Apply

**£1,275 Per Calendar Month**

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





## ACCOMMODATION TO INCLUDE

### ENTRANCE HALLWAY

Wooden flooring, radiator, doors to dining room and living room.

### LIVING ROOM 17'4" x 11'5"

With carpeted floors, heated by radiator and log burning stove. Windows to front and patio doors to rear enclosed garden. Brick fireplace with wooden mantelpiece.

### DINING ROOM 9'10" x 16'8"

Wooden flooring with radiator and windows to front and rear. Large cupboard to rear of room. Door to:

### KITCHEN

With solid wood worktops and cream fronted units. Tiled floor, range cooker, integrated fridge freezer and dishwasher, breakfast bar.

### UTILITY ROOM 9'2" x 7'10"

With Belfast sink, space for washing machine and dryer, storage units. tiled floor, radiator and coat hooks. Door to driveway and cloakroom:

### CLOAKROOM/WC

Toilet and boiler

### STAIRS TO FIRST FLOOR LANDING

### FIRST FLOOR LANDING

With 2 windows to the rear, storage cupboard, sliding door to:

### SHOWER ROOM

Shower enclosure electric shower

### BATHROOM 4'11" x 9'2"

Modern bathroom suite with large bath, toilet and sink on storage units. Laminated floor with tiled walls. Bath has shower attachment.

### BEDROOM 1 11'9" x 10'2"

Carpeted with window to front and radiator.

### BEDROOM 2 12'9" x 8'6"

Carpeted with window to front, storage cupboard and radiator.

### BEDROOM 3 10'5" x 8'6"

Carpeted with window to front, storage cupboard and radiator.

### BEDROOM 4 8'2" x 8'2"

Carpeted with window to rear and radiator.

### OUTSIDE

To the front of the property is a raised bed with path leading to front door. To the side there is a gated driveway giving access to the GARAGE/WORKSHOP (The shed to the side of the garage is being retained by the landlord). An archway leads to large lawn with mature shrubs. Behind the garage there is an enclosed potting area with a greenhouse and storage shed. Immediately to the rear of the house there is a patio area with a pergola and garden table.

### GARAGE/WORKSHOP 22'3" x 11'5"

With shelving and work benches. Up and over door.

## SITUATION

Amory Road is located in the picturesque town of Dulverton. Dotted along the road, you'll find a variety of boutique shops, cafes, and galleries. Amory Road also serves as a gateway to the stunning natural landscapes that surround Dulverton, with access to scenic walking trails and riverside paths just a stone's throw away. Whether you're seeking adventure in Exmoor National Park or simply yearning for a peaceful retreat in nature, this enchanting road serves as the perfect starting point for your journey.

## SERVICES

Mains electric, water & drainage, Oil fired central heating, Council Tax Band C

## DIRECTIONS

From Dulverton:

Proceed northwest towards High St/B3222. Turn right onto High St/B3222 and continue following B3222 for approx 0.3 miles. Turn right onto Amory Rd and after a short distance the property will be seen set back on the right hand side.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £1275.00 per calendar month exclusive of all charges. DEPOSIT: £1471.00 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 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. Clarification before arranging a viewing please contact the lettings office dealing with the property.

## AGENTS NOTE

This property can only be let to individuals that live or work in Somerset.

## 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		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		76
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (27-38)		
G (1-26)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		