



STAGS

48 West Exe South, Tiverton, Devon EX16 5DH

A recently redecorated three bedroom terraced house to rent in a convenient location of Tiverton near the town centre.

Tiverton Town Centre <1 Mile - M5 Junction 27 7 Miles - Exeter 14 Miles

• Situated Over Three Floors • Three Double Bedrooms • Enclosed Garden • Gas Fired Central Heating • Council Tax Band A • Sorry, Prefer No Pets • Deposit £1153 • 6/12 Months Plus • Available Early September • Tenant Fees Apply

£1,000 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

A step up and glazed wooden door open on to

ENTRANCE HALLWAY

With original tiled floor, wall mounted coat rack, fuse box and electric meter, A white painted wooden panel door opens to

DINING ROOM

With fully fitted beige/black carpet, pendant light, single glazed sash window to rear, inset cupboards and under stairs cupboard. Open doorway to

LIVING ROOM

With fully fitted beige/black carpet, double glazed sash window to front, venetian blind, radiator, phone point and feature fireplace.

KITCHEN

With a range of white fronted wall and base units and integrated marble effect worktop, single glazed sash window to side and double glazed UPVC window to rear, Kitchen includes integrated oven and grill, integrated four ring gas hob, stainless steel extractor hood, space for fridge freezer, space for dishwasher, space for washing machine, stainless steel sink unit, gas boiler, white radiator and door to garden.

FIRST FLOOR

STAIRS AND LANDING

With fully fitted carpet, radiator and smoke alarm.

FAMILY BATHROOM

A white panel wooden door opens to FAMILY BATHROOM with original wooden flooring, shower unit with thermostatic shower, acrylic bath, vanity unit with wash basin, WC, 2 towel rails, single glazed sash window to rear and radiator.

BEDROOM THREE

DOUBLE with fully fitted carpet, single glazed sash window to rear, integrated wardrobe, black feature fireplace and radiator.

BEDROOM TWO

DOUBLE with fully fitted beige carpet, two double glazed UPVC sash windows to front, integrate wardrobe and feature fireplace.

TOP FLOOR

STAIRS

Narrow stairs with fully fitted carpet and white banister leads to

BEDROOM ONE/ATTIC ROOM

LARGE DOUBLE with fully fitted beige carpet, exposed brickwork and 3 double glazed Velux windows.

EXTERNAL

To the rear of the property is a fully enclosed garden, with patio area to front and lawned area to rear. To the far end is a decked area and raised flower bed.

A pathway leads up the side of the garden next to washing line and small storage shed.

On street parking can be found in West Exe South on a first come, first served basis.

SERVICES

Electric: Mains

Water: Mains

Drainage: Mains

Gas: Mains

Heating: Gas Fired Central Heating

Ofcom Predicted Mobile Service: EE, Three and Vodafone Likely, O2 Variable

Ofcom Predicted Broadband Download: Standard 15 Mbps (Superfast and Ultrafast available)

Ofcom Predicted Broadband Upload: Standard 1 Mbps (Superfast and Ultrafast available)

Council Tax Band A

SITUATION

48 West Exe South is situated on the south western side of the market town of Tiverton overlooking the River Exe, and less than 5 minutes walking distance to the town centre. Tiverton provides good range of shops, surgeries, services and educational facilities, including the prestigious Blundell's school. The mainline railway link at Tiverton Parkway and J27 of the M5 are a few minutes' drive along the A361 North Devon Link road, giving easy commuting times to both Taunton & Exeter.

DIRECTIONS

From Stags Bampton Street, walk down Bampton Street and turn right on to Fore Street. Continue down Angel Hill and walk across the bridge over the River Exe. Turn left on West Exe South, and the property can be found halfway down the road on the left.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6/12 months plus, unfurnished and is available early September. RENT: £1,000.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,153.00 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.

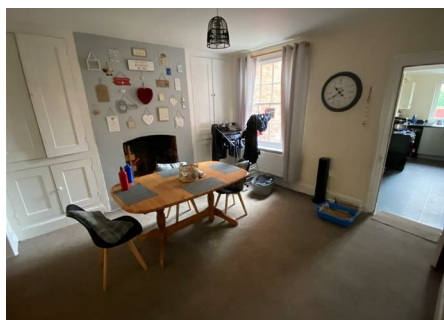
TENANT PROTECTION

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.

RENTER'S RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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