



STAGS

23 Magnolia Court, Tiverton, Devon EX16 6UQ

A terraced two bedroom unfurnished house with allocated parking on the edge of Tiverton.

Tiverton Town Centre 2 Miles - M5 (Junction 27) 6.5 Miles - Exeter 16 Miles

• Modern Kitchen • Lounge/Diner • Two Bedrooms • Bathroom • Garden • Available Early December • Pets Considered (Terms Apply) • Deposit: £1,067.00 • EPC Band C • Tenant Fees Apply

£925 Per Month

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

ACCOMMODATION

From front, steps up to front wood & glazed door to:

ENTRANCE HALL

Stairs to first floor, radiator, telephone point, vinyl flooring, doors to:

KITCHEN

Fitted wall & base units with laminated wood effect worktops, stainless steel sink unit, integrated gas hob & electric oven with extractor above. Wall mounted gas boiler. Space & plumbing for washing machine. Window to front.

LOUNGE/DINER

Understairs storage cupboard, radiator, television point, double glazed patio doors to rear.

LANDING

Storage cupboard, access hatch to roof space and doors to:

BEDROOM 1

Double room, with radiator overlooking the front of the property.

BEDROOM 2

Single room with radiator and built in overstairs cupboard overlooking the rear of the property.

BATHROOM

Pedestal wash hand basin, WC, bath with shower over, radiator & shaver point.

OUTSIDE

To the front of the property is a concrete path to the front door. To the rear it is mainly laid to shingle, enclosed by fencing with a gate to the rear. There is a hard standing area for three cars.

SERVICES

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Ocom Predicted Broadband Speed: Ultrafast - Download 1,800 Mbps - Upload 220 Mbps

Ocom Predicted Mobile Data: EE, O2, Vodafone & Three - Good

Council Tax: Band B

SITUATION

The property is situated on a residential development on the edge of the market town of Tiverton, which provides good range of shops & services and educational facilities. 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

what3words: ///dirt.defend.undulation

From A361 Gornhay Orchard junction, proceed towards Tiverton and turning into Lea Road at the McDonalds roundabout. Proceed along the road and Gardenia Drive is the 5th turning on the right hand side opposite the Tesco Express store and local facilities. Turn right and at the t-junction turn right into Magnolia Court and the property will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available at the beginning of December. RENT: £925.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £950.00. DEPOSIT: £1,067.00 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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_bill_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.



19 Bampton Street, Tiverton, Devon, EX16 6AA
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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		