



Windover Farm Madford, Hemyock, Cullompton, Devon  
EX15 3QX

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Beautiful semi detached cottage with large garden set  
in a rural location, available furnished or unfurnished.

Approximately 1.7 miles to Hemyock and 6.8 miles to Wellington.

• Large Garden • Two Double Bedrooms • Parking For 2 Cars • Rural  
Location • Furnished/ Part Furnished/ Unfurnished • Available  
October • Tenant Fees Apply

£950 Per Calendar Month

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## ACCOMMODATION

Front door leading to;

## LIVING / DINING ROOM

Spacious open plan living/ dining room, with character features and neutral décor, boasting a wood burner and storage cupboards.

## KITCHEN

Modern kitchen with; tiled flooring, shaker style wall and base units, Hotpoint oven and electric hob, extractor fan, integrated dishwasher, under counter fridge and freezer. Door leading out to rear garden.

## UTILITY

Convenient utility/ cloakroom with washing machine, worktop with stainless steel sink and taps, cupboard, Grant oil fired boiler and low level WC.

## STAIRS & LANDING

With doors to;

## BEDROOM 2

Double bedroom overlooking the front of the property, neutral décor.

## BATHROOM

Bathroom suite comprising of; bath, WC, wash hand basin and shower cubicle.

## BEDROOM 1

Large double bedroom with built in wardrobe and neutral décor.

## OUTSIDE

To the front is a walled garden with shrubs and a wooden gate leading to the front door. There are two parking spaces to the side of the property and a wooden gate leading to the rear. The rear garden is mainly laid to lawn with a gravel area for seating and alfresco dining.

## SERVICES

Oil fired boiler, invoiced monthly and paid directly to the Landlord. Mains electricity paid directly to supplier. Private water and drainage to be paid directly to the Landlord £30 PCM. Tenants are to make their own arrangements with regards to WIFI/ 4G.

## SITUATION

The cottage is situated in the peaceful hamlet of Madford just two miles from the village of Hemyock, in the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Hemyock supports a thriving village and rural community offering a good range of local facilities, including a doctors surgery, church, post office/village stores, pub, shop, an active sports and recreational centre and primary school, which feeds into the well-regarded secondary school at Uffculme.

The towns of Honiton and Wellington are approx. 9 miles and 7 miles distant respectively offering a range of supermarkets, independent shops and amenities.

There is good access to the M5 motorway via junctions 26 and 27 and direct rail services to London from Honiton via the Waterloo line and from Tiverton Parkway to Paddington.

## DIRECTIONS

From Hemyock turn south at the village pump (a green and white structure with a light on top) onto High Street. Continue along this road for approximately 1.7 miles, the property will be found on the right hand side at the sign post for Mackham.

## LETTING

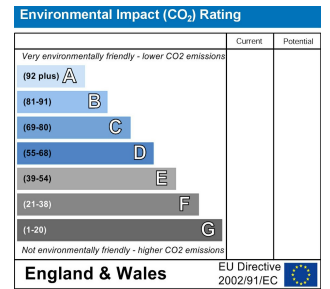
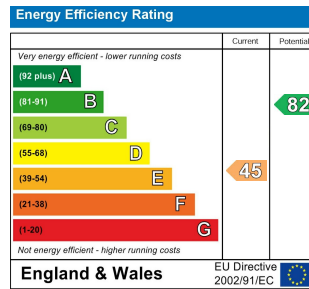
The property is available to let on an assured shorthold tenancy for 6 /12 months plus, furnished or unfurnished and is available early October. RENT: £950 per calendar month exclusive of all charges. DEPOSIT: £1095 returnable at end of tenancy subject to any deductions (all deposits for a property let 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. Unfortunately no pets or children.

## 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.



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