



Shaws Cottage , Molland, South Molton, EX36 3NG

Newly decorated 1-bed character cottage with lovely garden and parking in pretty village location.

Molland amenities - walking distance, South Molton - 7.5 miles, Tiverton - 16.5 miles

• Newly decorated and new carpets • Village location with views • Lovely gardens and parking • Wood burner • Available 17 March • 6 / 12 months + • Pets considered by negotiation • Deposit £801 • Council Tax Band A • Tenant Fees Apply

£695 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

THE PROPERTY COMPRISES

Gate leads to cobbled path to timber front door giving access to:

LIVING ROOM 19'1" max x 11'5" max

Wood burner. Spacious dual aspect room. Views of the church. Cupboard under the stairs. Fitted carpet. electric radiator. Heat alarm. Carbon monoxide alarm.

BATHROOM 7'3" x 5'7"

3-piece white suite. Shower over wood panelled bath. Vinyl flooring. Electric radiator.

HALLWAY

Space for coats and boots. Fitted carpet. Electric radiator. Smoke alarm.

KITCHEN 9'4" x 8'2"

Fully fitted white kitchen with contrasting wood effect laminate work surface. Stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine. Space for electric cooker. Vinyl flooring. Heat alarm. Electric fuse board. View of church. Door to front garden.

FIRST FLOOR LANDING

Large landing area which could be used as an office or hobby room. Smoke alarm. Store cupboard. Fitted carpet.

BEDROOM 11'8" max x 10'6" max

Double bedroom with built-in wardrobe. Fitted carpet. Electric radiator.

OUTSIDE FRONT

Delightful garden with stone-walled sections. Part patio and part path. Largely laid to lawn with mature borders. Lovely view of the church and countryside beyond. One allocated parking space.

OUTSIDE REAR

Garden laid to lawn, accessible round the side of the property. Two outbuildings/storage sheds.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Private water. £35.00 per month payable to the Landlord.

Heating - Electric heaters and a wood burner

Ofcom predicted broadband services - Standard:

Download 11 Mbps, Upload 1Mbps. Ultrafast: Download 900 Mbps, Upload 900 Mbps

Ofcom predicted mobile coverage for voice and data:

Internal - None. External EE & O2.

Local Authority: Council tax band A

SITUATION

An unfurnished detached cottage with garden to the

front and rear situated within the village of Molland on the edge of Exmoor. South Molton and all its amenities is some 7.5 miles distant.

DIRECTIONS

From the A361 just east of South Molton take the B3227 signed to Bampton and Dulverton after approx. 1 mile at the cross roads turn left towards Molland, Stay on this road and continue down the hill passing The Black Cock Inn continue along this road following the sign posts to Molland. Drive through the village and the property is set just before the Pub on the left handside. What3Words: [///node.plump.inner](#)

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 17 March. RENT: £695.00 PCM exclusive of all other charges. PRIVATE WATER supply - a charge of £35.00 per calendar month is payable to the Landlord. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £720.00. DEPOSIT: £801.00 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). No sharers or smokers. A minimum annual gross household income of £20,850.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £160.00) 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.



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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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