



Seymour Cottage , Chittlehampton, Umberleigh, Devon
EX37 9QN

A well presented character cottage in the heart of
the village of Chittlehampton.

• Well Presented Cottage • Kitchen/Breakfast Area • Three Double Bedrooms • Ensuite
Shower Room • Available Mid June • 6 / 12 months + • A pet may be considered by
negotiation • Deposit £1263 • Council Tax Band C • Tenant Fees Apply

£1,095 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

FRONT DOOR INTO

Hallway

KITCHEN/BREAKFAST ROOM 17'1" max x 6'5"

Window to front. A range of wall and base units and breakfast area. Integrated dishwasher, undercounter fridge and freezer. One and a half drainer sink unit with hot and cold mixer tap. Gas hob and oven. Radiator. Tiled flooring.

DINING ROOM 20'2" x 9'10" max

Dual aspect room. With Bio fuel flueless fire with wooden surround and mantle. Radiators. Fitted carpets.

SITTING ROOM 16'0" x 10'0" max

Dual aspect room. Gas wall hung fire. TV points. Radiators. Oak wooden flooring. Steps leading up to

REAR PORCH

Door to rear courtyard. Radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard housing boiler. Door leading off to

MASTER BEDROOM 16'2" x 9'11" max

Dual aspect double room. Radiator. Fitted carpets.

ENSUITE SHOWER ROOM

Obscured glazed window to side. Low level WC hand basin with hot and cold mixer tap. Single shower unit. Tiled flooring.

BEDROOM TWO 17'2" max x 12'2" max

Double room. Window to front. Radiator. Fitted carpets.

BEDROOM THREE

11'8" x 8'7" max

Double room. Window to rear. Radiator. Fitted carpets. Airing cupboard housing hot water tank.

BATHROOM

Obscured window to rear. White bath with hot and cold mixer taps. Hand basin with hot and cold mixer tap. Mirror and light over. Low level WC double shower unit. Heated towel rail. Extractor fan. Tiled flooring.

OUTSIDE

The property benefits from on street parking. There is additional parking on the communal square just a few doors down from Seymour Cottage.

To the rear of the property is a courtyard with doors leading off to utility room and WC.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Superfast: Download 80 Mbps,

Upload 20 Mbps. Standard: Download 15 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band C

SITUATION

Seymour Cottage is situated in the village of Chittlehampton. The village



offers local amenities of village shop and post office, popular public house, primary school and church whilst to the east and easily accessible is the local market town of South Molton, with a further range of shops, facilities and amenities including schooling and banking.

To the south west and approximately two miles distant is the village of Umberleigh, with primary school and public house, whilst to the north east and approximately eight miles is the regional centre of Barnstaple with its main shopping, business and commercial venues.

A number of sporting and leisure pursuits are close at hand. The North Devon Leisure Centre at Barnstaple provides many indoor pursuits and local golf is available at Landkey, High Bickington or Chittlehamholt with other clubs within reasonable distance. Live theatre is at Barnstaple and Torrington. North Devon's excellent coastline, easily accessible from the property, provides water sport opportunities and walking country in abundance.

The North Devon link road is approximately four miles to the north, which links either to Barnstaple or South Molton and Tiverton in the east with its junction on the M5 motorway and station on the Paddington line. A local rail link is available at Umberleigh on the Barnstaple to Exeter (Tarka Line).

DIRECTIONS

From South Molton take the B3227 signposted Umberleigh and Torrington and continue along this road towards Chittlehampton. Pass the first three turnings to Chittlehampton and take the fourth turning right at Homedown Cross. Proceed into the village turning right at Townsend Cross. Continue through the village, passing Chittlechatter Stores on the

right hand side. The property will be found after a short distance on the left hand side.

LETTINGS

The property is available to let on an assured shorthold tenancy for 6 months plus, unfurnished and is available Mid June. RENT: £1,095.00 PCM exclusive of all charges. Children considered. No Smokers. A pet considered by negotiation. DEPOSIT: £1260.00 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. A minimum annual gross household income of £32,850.00 is required to be considered.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £252.00) 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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
181-210 A		
155-180 B		
129-154 C		
103-128 D		
77-102 E		
51-76 F		
25-50 G		
Not energy efficient - higher running costs		
England & Wales		
	64	81
EU Directive 2002/91/EC		

stags.co.uk