



Quarry Hockford , Hockworthy, Wellington, TA21 0NL

Modern three bedroom, fully furnished, lodge in a rural location.

Approximately Wellington 8 Miles - M5 (Junction 27) 5 Miles

- Parking for Two Cars • Available July • 6 Months Plus • A Pet Considered (Terms Apply) • Deposit: £1038 • Council tax included within rent • Tenant Fees Apply

£900 Per Calendar Month

01823 447355 | rentals.taunton@stags.co.uk



ACCOMMODATION TO INCLUDE

Front door leading into;

DINING/ LIVING AREA

Open plan living/ dining/ kitchen. The living area has two sofas, coffee table, side unit and TV

KITCHEN

Open plan, modern kitchen, with shaker style cupboards and drawers, worktops, stainless steel sink with draining board, oven, electric hob, washing machine, dishwasher, free standing fridge freezer.

BEDROOM 3

Single bedroom with single bed, chest of drawers, side table, radiator and window.

SHOWER ROOM

Comprising of; WC, wash hand basin, shower cubicle and towel radiator.

BEDROOM 1

Double bedroom with double bed, wardrobe, side table, radiator and window.

EN-SUITE

En-suite shower room with WC, wash hand basin, walk in shower cubicle, towel radiator.

BEDROOM 2

Twin bedroom with two single beds, wardrobe, side tables, window and radiator.

OUTSIDE

To the front of the property is a decked area with chairs and a table as well as a gravel track and parking area for two cars.

SERVICES

Electric, private water and drainage, broadband and council tax are included within the rent. The tenant is responsible for the oil. According to the Ofcom Mobile and Broadband Checker and inside the property there is no mobile signal available, outside it is likely on EE, Three, O2 and Vodafone. The landlord has acquired Superfast broadband via Starlink.

SITUATION

The property is situated on the edge of Staple Cross a small Hamlet bordering the village of Hockworthy. Easy access to A38 and to Wellington with its excellent selection of shopping, recreational & educational facilities along with access to the M5 motorway at junctions 26 and 27. Tiverton Parkway mainline railway station at Sampford Peverell (Junction 27-M5) is around 5 miles distant. What3Words: ///cheater.swims.expect

LETTING

The property is available to let on an assured shorthold tenancy for 6 months plus, fully furnished and is available July. RENT: £900 per calendar month including electric, private water, drainage, council tax and broadband. A pet considered, where the agreed let permits a pet the rent will be £950 per calendar month. DEPOSIT: £1038 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.



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 (plus)	A		
81 (81)	B		
69 (69)	C		
55 (55)	D	61	62
39 (39)	E		
21 (21)	F		
1 (1)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	