



Shippen Quarry Hockford, Hockworthy, Wellington,
Devon TA21 0NL

A fully furnished, two bedroom cottage in a rural
location.

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

• Parking for 2 Cars • Available Late July • 6 Months Plus • Deposit:
£980 • Council Tax included within Rent • Tenant Fees Apply

£850 Per Calendar Month

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



ACCOMMODATION

Front door into;

ENTRANCE HALL

Entrance with storage cupboard, stairs to first floor and doors to;

KITCHEN/DINER

Open plan kitchen / diner with oil fired boiler, oven, hob, washing machine, under counter fridge, dishwasher and stainless steel sink with draining board. There is a dining room table and chairs for four and radiator.

LIVING ROOM

Bright room with sofas, side tables and radiator.

STAIRS & LANDING

With doors to;

BEDROOM 1

Double bedroom with bed, wardrobe, chest of drawers and side tables. Window with a view of the fields.

BEDROOM 2

Twin room with two single beds, chest of drawers and side table.

SHOWER ROOM

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

OUTSIDE

To the outside of the property there is parking for two cars.

SERVICES

Electric, private water, drainage, broadband and council tax are included within the rent. Payment for the oil is £50 per calendar month and this is to be paid directly to the landlord. According to the Ofcom Broadband Checker standard broadband is available and inside the property there is no mobile signal available, outside it is likely on EE, Three, O2 and Vodafone.

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 ///proofread.mainland.noon

LETTINGS

The property is available to let on an assured shorthold tenancy for 6/12 months plus, fully furnished and is available July. RENT: £850 per calendar month, the rent includes electric, private water, drainage, council tax and broadband. Payment for oil of £50 per month is paid directly to the landlord. DEPOSIT: £980 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			
92-100	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			
		70	85

England & Wales EU Directive 2002/91/EC