



The Linhay Bolham Water, Clayhidon, Cullompton, Devon
EX15 3QD

A beautiful detached property enjoying a stunning location
with South facing views in the heart of the Blackdown Hills.



Approximate distance to Taunton Town Centre 9.5 Miles (25 Minute Drive) /
Wellington Town Centre 7 Miles (15 Minute Drive)

- 2 Double Bedrooms • Garden • Parking • Available Mid-November • 12 Months Plus • Pets Considered, Terms Apply • Deposit: £1384 • Council Tax Band: E • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMMODATION

Front door into hallway with under stairs storage, doors leading to;

SITTING ROOM

A generous sized room with carpet, wood burner, exposed beams and windows to enjoy the wonderful panoramic views.

KITCHEN/DINER

Fitted with a range of units and worktops, cooker with gas hob, dishwasher and washing machine, stainless steel sink with mixer tap and space for fridge freezer. Space for dining room table and chairs, storage cupboard and continuation of the exposed beams.

STAIRS & LANDING

Stairs leading up to a lovely reading area to enjoy the beautiful views with doors to;

BEDROOM 1

Large double bedroom with double and single built in storage, exposed beams and windows to also enjoy the views.

BATHROOM

Bathroom suite comprising of; bath with electric shower over, WC and wash hand basin.

BEDROOM 2

Large double bedroom with exposed beams and windows to enjoy the panoramic views.

OUTSIDE

The garden adjoins the property and has a generous gravelled parking area, lawn and terrace to enjoy the idyllic, unspoilt views across the countryside.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water- Mains water supply, included within the rent.

Heating - Economy 7 Heating & wood burner.

Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Likely on Vodafone & O2. External - Likely on EE, Three, O2 and Vodafone.

Local Authority: Council tax band E

AGENTS NOTE

There is a single gravel track to the property. The property is Grade 2 Listed. The bins and recycling boxes need to be taken to the top of the drive and to the end of the road for their collections.

LOCATION

The South facing property enjoys a stunning, 'tucked away' location in the heart of the Blackdown Hills, designated an Area of Outstanding Natural Beauty and enjoys picturesque country views. Situated within the hamlet of Bolham Water which lies within the parish of Clayhidon offering miles of footpaths, a church and country pub. The village of Hemyock is approximately 2 miles South West and provides good community services including a primary school, post office, shop, vets and doctors' surgery. The local town of Wellington

is approximately 7 miles (15 minute drive), Honiton town centre 9.5 Miles (25 Minute Drive), Taunton town centre 9.5 miles (25 minute drive) all towns provide a wide range of facilities and amenities.

The M5 Junction 26 is only 6 miles away, approximately a 15 minute drive and provides access to the South West, Bristol, Wales and Midlands. Tiverton Parkway train station is approximately 12 miles and a 20 minute drive with trains to London Paddington, Taunton Train Station is approximately 30 minute drive. Exeter City is approximately 27 miles and a 45-50 minute drive. The property is in the Uffculme School Catchment area and is only a 9 mile drive. There are a number of good Independent schools locally; Wellington School 7 miles, Queens College (Taunton) 8 Miles, Kings College (Taunton) 10 Miles, Taunton School 12 Miles.

DIRECTIONS

What3Words: ///zipped.tastier.gossip . For a more detailed description of directions, please contact the office.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available Mid-November. RENT: £1200 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet the rent will be £1250 per calendar month. DEPOSIT: £1384 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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