



**STAGS**

11 Parklands, Hemyock, Devon EX15 3RY

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An extremely well presented 3 bedroom unfurnished semi-detached house situated in a popular village.

Wellington 5.5 miles - Taunton 11 miles

• Recently redecorated • Garden • Garage & Parking • Available May • 12 Months Plus • A Pet Considered (Terms Apply) • Deposit: £1,500 • Council Tax Band: C • Tenant Fees Apply

**£1,200 Per Calendar Month**

01823 447355 | [rentals.taunton@stags.co.uk](mailto:rentals.taunton@stags.co.uk)



## ACCOMMODATION

Entrance door leads into;

### SITTING ROOM

15'8" 14'9"

Newly carpeted flooring with bay window, feature fireplace with electric effect wood burner., TV/telephone point, under stairs cupboard, one housing the boiler. Stairs rising to first floor. Door through to;

### KITCHEN/DINING ROOM

8'10" x 7'6"

Fitted with a range of wall and base units, one and a half bowl stainless steel sink unit, electric oven and hob with extractor over space for fridge/freezer. Space for dining room table and chairs. Door to rear garden.

### STAIRS & LANDING

Carpeted stairs and landing with airing cupboard and doors to;

### BEDROOM 1

8'2" x 12'5"

Generous sized double bedroom with carpet, radiator and window overlooking the front of the property.

### BEDROOM 2

9'6" x 8'2"

Double bedroom with carpet, radiator and window overlooking the rear garden of the property.

### BATHROOM

Comprising of; bath with electric shower over, WC, wash hand basin, towel rail.

### BEDROOM 3

5'10" x 9'2"

Single bedroom with carpet, radiator and window overlooking the front of the property.

### OUTSIDE

To the rear of the property is the parking area and single garage with up and over door. A path leads to the property with a small front garden laid with mature shrubs. The rear garden is fully enclosed with a patio seating area and steps leading up to a lawn with mature shrub border and an oil tank.

### SITUATION

The property is situated in a small cul-de-sac on the edge of the village of Hemyock situated within the Blackdown Hills which are designated an Area of Outstanding Natural Beauty. Hemyock provides a good range of local services including a health centre, primary school, nearby secondary school (Uffculme), Churches and public house. Approximately 10 minutes drive is the larger market town of Wellington with M5 junction with a further extensive range of facilities, with the nearest railway link at Tiverton Parking approximately 7 miles distance and easy access to the A303 The

county town of Taunton provides further mainline railway link and an extensive range of shopping and educational facilities. The market towns of Cullompton and Honiton are both within 20 minutes drive.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Oil Fired Central Heating

Ofcom predicted broadband services - Standard: Download 14 Mbps,

Upload 1 Mbps. Superfast: Download 60 Mbps, Upload 16 Mbps.

Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal likely on

O2. External EE, Three, O2 and Vodafone

Local Authority: Council tax band C

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available May. RENT: £1,200 per calendar month exclusive of all charges. A pet considered, where the agreed let permits a pet, the rent will be £1,250 per calendar month. DEPOSIT: £1,384 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		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(48-54) E		
(27-47) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC