



Flat 2, Exmoor Stores Park Street, Exford, Minehead,  
Somerset TA24 7PP

---

Spacious two bedroom first floor flat in the quiet  
village of Exford

Located above Exmoor Stores in Exford.

- Two Double Bedrooms • Modern Kitchen • In The Heart Of Exmoor • Pets Considered • No Parking • Deposit £778 • Council Tax band A • 6/12 months plus • Available Beginning of April • Tenant Fees Apply

£675 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)



## ACCOMMODATION

To include:

### ENTRANCE HALLWAY

Vinyl flooring, radiator, coat hooks, doors to bathroom, bedrooms and living area

### BEDROOM 1 9'2" x 14'1"

Double bedroom with carpet, radiator, window to front

### BEDROOM 2 5'6" x 13'9"

Double bedroom with window to front, carpet and radiator

### BATHROOM 7'2" x 9'6"

bath with shower, toilet, basin, original beams, electric towel rail, radiator, windows to rear and extractor.

### OPENPLAN KITCHEN/LIVING ROOM

**9'6" x 26'6"**

modern kitchen with ceramic hob, single electric oven, one and half sink with single drainer, windows to front and rear, extractor, radiator, space for washing machine and spotlights.

### OUTSIDE

no allocated outside space, bin storage to rear

### SERVICES

Wi-Fi included.

Mains Electric.

Mains Water, Oil Fired Central Heating & Sewerage (based on a sub meter reading, invoiced by the landlord on a quarterly basis).

Council tax band A.

### SITUATION

The property is situated in the centre of the very popular village of Exford in the heart of Exmoor National park. Exford has two hotels, a post office, shop, garage, village hall and a village school. Leading from Exford there are numerous footpaths and bridleways leading out to the adjoining countryside and over open moorland.

## DIRECTIONS

The property is located within the centre of Exford, above The Exmoor Stores.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months, unfurnished and is available immediately.

RENT: £675 pcm exclusive of all charges but inclusive of Wi-Fi.

DEPOSIT: £778.00 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.

## HOLDING DEPOSIT AND 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. 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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 232872

rentals.tiverton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
392 plus) <b>A</b>			
181-391) <b>B</b>			
89-180) <b>C</b>			
55-88) <b>D</b>			
39-54) <b>E</b>			
21-38) <b>F</b>			
1-20) <b>G</b>			
Not energy efficient - higher running costs			
		60	68
England & Wales			
EU Directive 2002/91/EC			