



Elderberry Cottage, 6 The Paddocks, Lady Street,
Dulverton, Somerset TA22 9BY

A surprisingly spacious two bedroom property with
parking situated within walking distance of Dulverton.

Tiverton 12 miles - Taunton 26 miles - Exeter 38 miles

- Sitting Room/Dining Room
- Two Bedrooms (1 Ensuite)
- Family Bathroom
- Re-decorated Throughout
- Allocated parking for two cars
- Pets Considered (Terms Apply)
- 6 / 12 Months Plus
- Deposit: £807
- Council Tax Band: C
- Tenant Fees Apply

£850 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk



ACCOMODATION TO INCLUDE

Wooden doorway leading into entrance hall, tiled flooring, electric radiator, under the stairs storage, window

KITCHEN 9'4" x 7'8"

Continuation of tiled flooring, range of cream fronted wall mounted and base units, freestanding electric cooker and cooker head, space for appliances, window overlooking the courtyard, wooden door leading into

LIVING ROOM 21'1" x 9'8"

Windows to the front and rear, woodburning stove, two electric radiators, fitted carpet, TV aerial points, wall mounted lights,

CONSERVATORY

Fitted carpet, triple aspect room, with patio doors leading out onto courtyard area.

STAIRS & FIRST FLOOR LANDING

Fitted carpet, loft access available.

BATHROOM

Pale green suite, electric shower over bath, wash hand basin, bathroom cabinet, electric heater, shaver socket, airing cupboard, cork tiled flooring.

BEDROOM 1 10'5" x 8'10"

Double bedroom, fitted carpet, electric radiator, built in wardrobe, window to the rear,

BEDROOM 2 10'4" x 10'0"

Double bedroom, fitted carpet, electric radiator, window to the front

EN-SUITE

Tiled flooring, wash hand basin with vanity unit, Low rise Wc, obscured glazed window, shower unit,

OUTSIDE

Enclosed courtyard garden. Allocated off road parking for two cars.

SERVICES

Mains electric, water & drainage, council tax band C.

SITUATION

In the popular small town of Dulverton set on the edge of Exmoor. Dulverton offers excellent facilities including a good selection of

shops, primary and middle schools, churches and a thriving community including a sports club, amateur dramatics, etc. The moor offers excellent opportunities for all forms of country pursuits and there are many excellent restaurants and public houses to visit. Tiverton and Taunton provide good commercial shopping and other facilities, access to the M5 motorway and mainline rail services to London.

DIRECTIONS

From Dulverton, proceed towards Lynton on the B3223 (Lady Street) the paddock will be found a short distance on the left hand side. Number 6 is the first property on the right after the archway.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £850.00 per calendar month exclusive of all charges. DEPOSIT: £980.00 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. Usual 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. 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 | | | |
| | | 45 | 82 |
| England & Wales | | EU Directive 2002/91/EC | |