



Castle Lodge Park Hill, Tiverton, EX16 6RP

*****FULLY BOOKED FOR VIEWINGS***** A beautifully presented two bedroom cottage located within the historic grounds of Tiverton Castle.

Taunton 21 miles - Exeter 11 miles - M5 7 miles

- Unfurnished/Furnished/Part Furnished • Parking • Close to Town Centre • Two Bathrooms • Two Reception Rooms • Deposit £1096 • Council Tax TBC • 6/12 months • Available Mid April • Tenant Fees Apply

£950 Per Calendar Month

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



ACCOMODATION

KITCHEN/BREAKFAST ROOM

Galley style kitchen with electric oven, gas hob, dishwasher, washer/dryer, wooden worktop, breakfast bench, tiled floor, fridge/freezer, radiator

SHOWER ROOM

shower cubicle, basin, toilet, tiled walls and flooring, electric towel rail, radiator

DINING ROOM

Window to front, fireplace, carpet, radiator. under stairs storage

SITTING ROOM

windows to front and side, fire place, carpet, radiator

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1

carpet floor, window to front, radiator, fitted wardrobe

BEDROOM 2

carpet floor, window to front, radiator, fitted wardrobe

BATHROOM

cork tiled flooring, tiled walls, electric towel rail, bath with shower, basin and toilet

OUTSIDE

Fenced courtyard with bi storage area. parking for two cars.

SERVICES

Mains Gas, Water & Electric - Council tax TBC

SITUATION

Castle Barton is located within the historic grounds of Tiverton Castle. The castle is located in the centre of Tiverton overlooking the banks of the River Exe.

DIRECTIONS

From Tiverton town centre continue along St Peter Street and turn left at the junction onto park Hill. The property is on the left.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished/furnished and available immediately. RENT: £950.00 per calendar month exclusive of all charges. DEPOSIT: £1096.00 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.

AGENTS NOTE

The property is located with the grounds of Tiverton Castle. Due to this, the garden of the house must be kept in keeping with the surrounding grounds and as such the responsibility of the garden maintenance will be kept with the landlord.

There are periods where the castle grounds are opened to the public. Tenants will be made aware of all events occurring.

Strictly no pets.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
A (81-92)			
B (69-80)			
C (55-68)		58	
D (39-54)			
E (27-38)			
F (13-26)			
G (1-12)			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC