



Castle Barton Park Hill, Tiverton, Devon EX16 6RP

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

Taunton 21 miles - Exeter 11 miles - M5 7 miles

- Located within Tiverton Castle Grounds
- 3 Reception Rooms
- 3 Double bedrooms (all ensuite)
- Spacious Kitchen
- Gardens & Parking
- Deposit £1673
- Council Tax TBC
- 6/12 months
- Available Mid April
- Tenant Fees Apply

£1,450 Per Calendar Month

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



ACCOMMODATION

To include:

ENTRANCE HALLWAY

wooden floor, doors to

SITTING ROOM

window to front and box bay window to side, working fireplace, radiators, storage cupboards, carpet.

DINING ROOM

Wood floor, window to front, fireplace, radiator, chandelier, built in storage unit.

OFFICE/STUDY

Built in bookshelves, carpet, radiator, spotlights and window to side.

KITCHEN/BREAKFAST ROOM

White goods to include washing machine, dishwasher, tumble dryer and fridge/freezer, integrated ovens, electric hob, space for dining table, kitchen units and wrap around counter, radiator, window to side and feature 15th century Arrow Slit.

DOWNSTAIRS WC

Toilet, sink, window to rear, cupboard.

STAIRS TO FIRST FLOOR

LANDING

Carpet, window to rear, doors to

MASTER BEDROOM

Carpeted, windows to front, fitted wardrobes with safe built in, ensuite with bath, shower cubicle, toilet, basin, window to front, electric towel rail, radiator, tiled walls.

BEDROOM 2

carpets, window to front, fitted wardrobes, ensuite with bath and shower, basin, toilet, radiator, electric towel rail, tiled walls.

BEDROOM 3

carpets, window to front, fitted wardrobes, ensuite with bath and shower, basin, toilet, radiator, electric towel rail, tiled walls.

OUTSIDE

Grass lawn with flower beds surrounded by mature shrubs set in the castle grounds. Garden shed for storage and gravel drive for up to three cars. Bin storage area to rear.

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: £1450.00 per calendar month exclusive of all charges. DEPOSIT: £1673.00 returnable at end of tenancy, subject to any deductions. All deposits for a property let through Stags are held on their Client Account or the landlord's DPS account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual 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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			84
81-91) B			
69-80) C			
55-68) D		57	
39-54) E			
27-38) F			
1-26) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	