



Howden Court Aubyns Wood Avenue, Tiverton, EX16
5DE

An attractive three bedroom unfurnished detached
lodge cottage on the edge of Tiverton.

Tiverton 1 miles - Exeter 13 miles - M5 8 miles

- Recently Refurbished
- 2 Reception Rooms
- Three Bedrooms (1 en-suite)
- No Pets
- Gardens & Parking
- Deposit £1384
- Council Tax E
- 6/12 months
- Available Mid April
- Tenant Fees Apply

£1,200 Per Calendar Month

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



ACCOMMODATION

From front, door into:

HALLWAY

Door into:

RECEPTION ROOM 1

Windows to front and side, gas fire, cupboard under stairs, door to stairway up to first floor.

RECEPTION ROOM 2

Window to side, small fitted cupboard, television point, door into:

UTILITY ROOM

Space & plumbing for appliances, fitted cupboards, stainless steel sink, gas boiler, coat hooks. Door to outside and door to:

CLOAKROOM

WC, wash hand basin, vinyl flooring, window to side.

KITCHEN/DINER

Double opening French doors to garden. Windows to rear and side. Good range of wall & base units, stainless steel 1-1/2 bowl sink, cooker hood, new electric cooker, space for dishwasher & fridge/freezer.

LANDING

Range of louvre door storage cupboards. Doors to:

BEDROOM 3

Window to side, small double room.

BEDROOM 2

Double room, window to side. Range of louvre door wardrobes and shelving.

FAMILY BATHROOM

Bath with shower spray over, WC, wash hand basin, velux window to side, deep display windowsill.

BEDROOM 1

Windows to side and rear. Range of louvre door wardrobe cupboards, tv & telephone points. Door into:

ENSUITE SHOWER ROOM

Walk-in shower, vinyl flooring, wash hand basin, heated towel rail radiator, WC, window to side.

OUTSIDE

Pretty gardens surround the property edged with high level hedging, garden shed, slabbed path to car parking, wooden planters.

SITUATION

On the southern edge of the market town of Tiverton, which has good range of shops, services, schools, golf course, leisure centre, hospital. Tiverton Parkway station is 5 miles away at Junction 27 of the M5 with fast rail links to London Paddington.

DIRECTIONS

From Tiverton town centre, proceed south on the A396 in the direction of Bickleigh. As you exit the town, you pass over a bridge (bend to right and left). After this bend, turn right into Aubyns Wood Avenue and the property will be found on the left hand side.

SERVICES

Mains Water, Gas & Electricity, Council Tax Band: E

LETTING

The property is available to let on renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available to rent from mid April. RENT: £1200.00 per calendar month exclusive of all charges. DEPOSIT: £1,384.00 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.

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.



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
A	92 plus		82
B	81-91		
C	69-80		66
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	