

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 ensuite)
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

# **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.

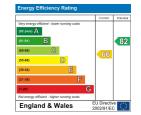


arla | propertymark



19 Bampton Street, Tiverton, Devon, EX16 6AA 01884 232872 rentals.tiverton@stags.co.uk

@StagsProperty



These particulars are a guide only and should not be relied upon for any purpose.

stags.co.uk