



69 Oakfields, Tiverton, Devon EX16 6XE

---

A beautiful and well presented terraced house to rent in the popular Moorhayes area.



- Two Double Bedrooms
- One Allocated Parking Space
- Split Level Garden
- A Pet Considered (Terms Apply)
- Available End of July
- 6/12 Months Plus
- Deposit £998
- Council Tax Band B
- Tenant Fees Apply

£865 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## FRONT

A white painted wooden door with number "69" opens on to

## HALLWAY

An entrance hallway with wooden flooring and radiator, leading to

## CLOAKROOM

With wooden flooring, WC, wash hand basin, radiator and one obscured window.

## LIVING ROOM

With grey carpeted flooring, radiator, gas fire with wooden surround, two three-panelled double glazed windows to front and side. Open entranceway to

## DINING ROOM

With grey carpeted flooring, radiator and double glazed French door to garden.

## KITCHEN

From Hallway, the Kitchen includes a range of wooden wall and floor cupboards, with an integrated gas hob, extractor hood and electric oven, with space for standing fridge/freezer and washing machine.

## STAIRS AND LANDING

With cream carpeted flooring leading to

## BEDROOM ONE

A double bedroom with cream carpeted flooring, double glazed windows to the rear and radiator, with door to

## EN-SUITE

With beige vinyl flooring, WC, wash hand basin, radiator, double glazed windows and towel rail

## BEDROOM TWO

A double bedroom with cream fitted carpets, double glazed windows to front and side and radiator.

## BATHROOM

With beige vinyl flooring, bath with shower over and tiled surround, WC, wash hand basin and double glazed window to front.

## OUTSIDE

To the front of the property is one allocated parking space with tiled path leading to the front door.

To the rear is a two level setup with patio and artificial grass on the upper level, with steps leading down to the lower level to access the garden shed and wooden gate for rear access to the property.

## SERVICES

Mains Electric, Water and Drainage, Gas Fired Central Heating. Council Tax Band B

## SITUATION

The property is situated on the Oakfields area of the Moorhayes development in the market town of Tiverton, which provides good range of shops & services and educational facilities. The mainline railway link at Tiverton Parkway and J27 of the M5 are a few minutes' drive along the A361 North Devon Link road, giving easy commuting times to both Taunton & Exeter.

## DIRECTIONS

From the M5 Junction, proceed westbound on the A361 towards Tiverton. At the Bolham roundabout, take the first exit towards Tiverton Town Centre. At the next roundabout, take the first exit on to Lea Road. Continue for half a mile before turning right on to Oakfields. Continue for 0.2 miles and the property can be found on the left hand side.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available from End of July. RENT: £865.00 per calendar month exclusive of all charges. A Pet considered, where a pet is considered, the rent will be £915.00 per calendar month. DEPOSIT: £998.00 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 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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 232872

rentals.tiverton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs			
92 plus) A			87
81-91) B		73	
69-80) C			
55-68) D			
39-54) E			
27-38) F			
11-26) G			
100 energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			