



2 Froude Cottages , East Anstey, Tiverton, EX16 9JP

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Newly built two double bedroom semi-detached house in the village of East Anstey.

South Molton 12.6 miles - Dulverton 5.2 miles - Tiverton 13 miles - M5 Junction 27 and Tiverton Parkway 18.6 miles

- New Build • Two Double Bedrooms • Rear Balcony • Off Road Parking • Front & Rear Garden • Deposit: £1,269 • Council Tax Band: TBC • 6/12 Months • Available Beginning of September • Tenant Fees Apply

£1,100 Per Calendar Month

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



## ACCOMMODATION

To include:

### ENTRANCE PORCH

Vinyl Floor, radiator

5'3" x 5'7"

### WC

Vinyl flooring, radiator, window to side, basin, toilet

5'3" x 3'2"

### KITCHEN/DINING ROOM

Vinyl floor, wood fronted cabinets, ceramic hob, integrated oven, integrated dishwasher, space for washing machine, space for fridge freezer, radiator, window to front, spotlights, under stairs cupboard.

17'4" x 10'2"

### LIVING ROOM

Carpeted flooring, windows to sides, radiator, double patio doors to garden, double doors to kitchen.

16'1" x 13'9"

### STAIRS TO FIRST FLOOR

carpeted, window to side, wooden banister

### LANDING

Carpeted, radiator, window to side, airing cupboard

11'1" x 11'5"

### BEDROOM 1

Double, carpeted, radiator, ensuite, sliding doors to balcony with artificial grass.

16'0" x 10'5"

### ENSUITE

Shower cubicle, basin, toilet, vinyl floor, window to side, heated towel rail.

3'11" x 7'6"

### BEDROOM 2

Double, window to front, carpeted, radiator.

9'2" x 16'0"

### BATHROOM

Vinyl floor, bath with shower, toilet, basin, skylight, vanity cabinet

7'2" x 7'10"

## OUTSIDE

Gravel patio to rear with slabbed path, lawned garden to the rear and two off road parking spaces to rear.

## SERVICES

Mains water, mains electricity, oil fired central heating, private drainage payable drainage - £15 per month payable to the landlord for private drainage.

## SITUATION

Froude Cottages are a collection of three new build houses located in the village of East Anstey of the Devon/Somerset border. The village is close to Exmoor National Park and is an area of "Great landscape Value".

## DIRECTIONS

From Tiverton take the A396 towards Bampton and after approximately 6 miles turn left at the roundabout at the Exeter Inn, signposted Minehead. Follow this road for approximately 2 miles, passing The Black Cat and continue along this road on the B3227 signposted South Molton/Oakford. Continue along this road for approximately 6 miles turning right signposted to East Anstey. Follow this road passing through Oldways End and onto East Anstey. Driving through East Anstey, the property will be on the left.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £1,100.00 per calendar month exclusive of all charges. DEPOSIT: £1,269.00 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 LETTING 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.

## TENNT 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 one of three newly built houses. Over the course of the Autumn period hedges will be planted around the gardens to make a natural boundary. There is a planning application in process for the field behind.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
92-100	A	92	
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			