



Beech Cottage Puddington, Puddington, Tiverton, Devon  
EX16 8LP

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A well presented and recently refurbished, three double bed roomed cottage in Puddington.

Tiverton 10 miles - Exeter 14 miles - Crediton 9 miles

- Three Bedrooms • Finished To A High Standard • Fully Furnished • Gardener, Hot, Water and Heating Included In Rent • Available End of October • No Pets Considered • Deposit: £1,609 • Council Tax Band B • Tenant Fees Apply

£1,395 Per Calendar Month

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



## ACCOMMODATION;

### LOUNGE

With wood effect laminate flooring, dual aspect, radiator, double doors leading onto the rear garden.

### KITCHEN/BREAKFAST ROOM

Newly installed Kitchen with wood effect laminate flooring, range of wall and floor units, Belfast sink, built-in fridge/freezer and dishwasher, microwave, electric oven and hob, dual aspect, radiator.

### UTILITY ROOM

With wood effect laminate flooring, floor units, sink, large storage cupboard, window to rear, door providing side access.

### BEDROOM ONE

Large double, with wood effect laminate flooring, dual aspect, radiator, large walk-in dressing room.

### ENSUITE WET ROOM

With tiled flooring, shower screen and head, WC, wash hand basin, chrome heated towel rail, window to front.

### BEDROOM TWO

Double, with fitted carpet, built-in wardrobes, dual aspect, radiator.

### BEDROOM THREE

Double, with fitted carpet, window to front, radiator.

### BATHROOM

With tiled flooring, shower enclosure, WC, wash hand basin, chrome heated towel rail.

### OUTSIDE

To the rear is a patio area directly outside the back doors and steps up to a large enclosed lawned area.

To the front is two allocated parking spaces.

### SERVICES

Electric - Mains connected

Drainage - Private (Septic Tank)

Water - Mains connected

Heating - Biomass boiler providing heating and hot water to the property included within the rent.

Ocom predicted broadband services - Standard: TBC

Ocom predicted mobile coverage for voice and data: TBC

Local Authority: Council tax band B

## SITUATION

Puddington is surrounded by beautiful countryside with rolling green fields, and the village itself has a village hall and church. The larger villages of Morchard Bishop and Witheridge, about 5 miles and 3 miles distant respectively, together offer shops and amenities, including primary schools, churches, stores, newsagents, public houses and restaurants, doctors' surgery, vets and sports clubs including football, cricket and tennis courts.

The market town of Tiverton, approximately 9 miles to the east, provides a comprehensive range of shopping and recreational facilities alongside both public and state schooling.

## DIRECTIONS

From Tiverton take the B3137 towards Witheridge. Proceed through Witleigh and up through Cruwys Morchard woods, passing Pages Cross and take the next turning left at Peak Cross, signposted Puddington and Black Dog. Proceed for about three miles until you reach the village of Puddington. As the road bends to the right turn left signposted Poughill and Pennymoor and then turn right signposted 'Poughill', turn right signposted 'Beech Cottage' and the property will be found down the road on the right hand side.

## LETTING

The property is available to let fully furnished and is available from the end of October. RENT: £1,395.00 per calendar month inclusive of hot water and heating but exclusive of all other utility charges. DEPOSIT: £1,609.00 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). 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.



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			97
192 (91)	A		
155 (61)	B		
122 (40)	C		
92 (38)	D	51	
72 (34)	E		
55 (28)	F		
39 (20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			