



Bellbrook Farm (The Annex) , Oakford, Tiverton, Devon  
EX16 9EX

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A superbly presented one bedroom annexe  
situated in a rural location.

Tiverton 9 miles - M5 14.5 miles - Exeter 23 miles

- Rural Location
- Open plan living space
- Double bedroom
- Garden
- Parking
- Available Mid October
- 6/12 Months
- 1 pet considered
- Deposit: £836
- Tenant fees apply

£725 Per Calendar Month

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



## ACCOMMODATION TO INCLUDE

From rear, Upvc glazed door opening into

## OPEN PLAN LIVING SPACE

Light and spacious room with storage cupboard. SITTING/DINING AREA with laminate flooring, large window to front. KITCHEN AREA with range of fitted units, worksurface with tiled splashback, stainless steel sink unit, gas oven, gas hob, space and plumbing for washing machine, radiator. Door into

## SHOWER ROOM

Fully tiled with walk in shower enclosure, WC, wash hand basin, heated towel rail, window to side.

## DOUBLE BEDROOM

Double room with windows to side, radiator.

## OUTSIDE

To the side of the property is an enclosed garden area mainly laid to lawn with a raised decking area providing a private seating space. There is parking space for two cars.

## SITUATION

Bellbrook Annex is situated in a rural location yet within easy reach of the North Devon Link Road, M5 motorway and Tiverton Parkway Station which provides a two hour service to London Paddington. The market town of Tiverton is approximately 6 miles distant, providing a wide range of shops and facilities. The Cathedral city of Exeter is about 14 miles south of Tiverton down the Exe Valley.

## SERVICES

£250.00 will be payable per month for heating, hot water, electric, council tax, water and drainage and broadband.

Ofcom predicted broadband services - Standard: Download 6 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: LIMITED AVAILABILITY with EE, Three, O2 and Vodafone.

## DIRECTIONS

From Junction 27 of the M5 take the A361 dual carriageway towards Tiverton. Continue to the end of the dual carriageway at Tiverton and go straight over the roundabout towards South Molton. After approx 6 miles turn right signposted Bellbrook and Spurway. Follow this road for about 2.5 miles and you will find the fisheries on

your right hand side. Park in the car park to the fisheries and the property entrance will be found by the road.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 months, unfurnished and is available from mid October. RENT: £725 pcm. There is a fixed cost of £250 pcm for all bills to include heating, water, drainage, electricity and council tax. DEPOSIT: £836.00 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 AND TENANT FEES

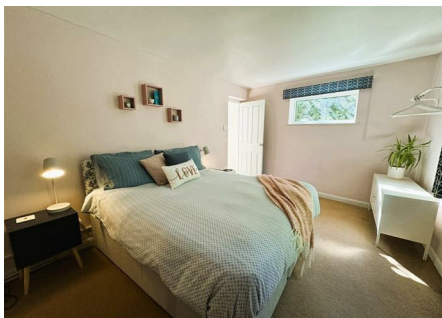
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.

## AGENTS NOTE

The field behind the property is the proposed location for the building of a house. The construction of the property will be starting in October 2024 and will take an estimated 6 months. As such, construction related noises may be heard from the property.



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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@StagsProperty



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         | 91        |
| 192 (91)                                    | A |         |           |
| 155 (77)                                    | B |         |           |
| 122 (60)                                    | C |         |           |
| 92 (48)                                     | D |         |           |
| 62 (34)                                     | E |         |           |
| 35 (20)                                     | F |         |           |
| 15 (8)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |