

Bridge House, Thorverton, Devon EX5 5NY

A stunning and unique four bedroom, detached thatched house in the centre of Thorverton. This spacious property comprises of a fully fitted kitchen/breakfast room, dining room, living room, study/bedroom, conservatory, utility room and a downstairs WC. To the upstairs are four double bedrooms (one ensuite) and a large family bathroom. Outside is an enclosed rear courtyard surrounded by listed barns for storage. Available Immediately, EPC Band D, Tenant Fees Apply.

M5 Motorway (J28 and J29) 8.5 miles. Exeter 7 miles. Tiverton 8 miles.

Modern Kitchen
 Immaculate Condition
 Four Double Bedrooms
 Off
 Road Parking
 Enclosed Rear Courtyard
 Deposit: £2,480
 Council Tax
 Band: F
 6/12 Months
 Available Immediately
 Tenant Fees Apply

£2,150 Per Calendar Month

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**STAGS** 

#### **ACCOMODATION**

To include:

#### **ENTRANCE HALLWAY**

Door to front, wood floor, understairs cupboard

## KITCHEN/BREAKFAST ROOM

Tiled floor, underfloor heating, windows to front & rear, extractor, ceramic hob, electric oven, single sink & drainer, window bench seat, dishwasher, fridge freezer and range of kitchen units with drawers

#### **DINING ROOM**

Tiled floor, underfloor heating, windows to front & rear, open fire, fitted cupboards and hidden stairs to first floor.

## LIVING ROOM

Wood floor, underfloor heating, windows to front & side, gas fire and mantlepiece

## STUDY/BEDROOM

Wood floor, window to side, underfloor heating.

#### WC

Tiled floor, WC, Basin

#### CONSERVATORY

Tiled floor, windows to rear, skylight, doors to rear courtyard

### **UTILITY ROOM**

## STAIRS/LANDING

Carpeted, radiator, window to rear

## **UPSTAIRS HALLWAY**

Carpeted, windows to front, radiator

#### MASTER BEDROOM

Windows to front & side, carpet, fireplace

## **ENSUITE**

Vinyl floor, WC, basin, window to side, heated towel rail and large walk in shower

### **BEDROOM TWO**

Carpet, windows to front & side, radiator

## **FAMILY BATHROOM**

Vinyl floor WC, basin, heated towel rail, vanity unit and bath with shower

## BEDROOM THREE

Carpeted, radiator, windows to rear, sloped ceiling

## **BEDROOM FOUR**

Carpeted, window to front, radiator, stairs to dining room.

## **OUTSIDE**

To the rear is a fully enclosed courtyard offering off road parking and storage provided by rear sheds/barns.

#### **SERVICES**

Gas: Mains Electric: Mains

Water & Drainage: Mains (Rated)

Heating: Gas Fired Council Tax Band: F

Ofcom Predicted Broadband: Standard - Download 15

Mbps - Upload 1 Mbps

Ofcom Predicted Mobile Data: Limited - Vodafone

#### SITUATION

Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton with an active community and an excellent range of amenities including primary school, shop and Post Office, doctors surgery, two pubs, church and village hall. The nearby village of Silverton to the east has a doctor's surgery. Surrounding the property is beautiful unspoilt countryside, along with the River Exe to the west, providing superb local rural walks.

## **DIRECTIONS**

What3words: ///trials.blueberry.mixes

#### **LETTING**

The property is available to let on a renewable assured shorthold tenancy for 12 months plus, PART furnished and available immediately. RENT: £2,150.00 per calendar month exclusive of all charges. DEPOSIT: £2,480.00 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. 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.

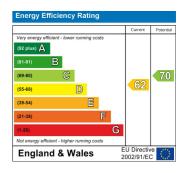








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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