



STAGS

8 Redvers Way, Tiverton, Devon EX16 6XL

****FULLY BOOKED FOR VIEWINGS*** A two bedroom unfurnished coach house situated in the popular Moorhayes development.

• ***FULLY BOOKED FOR VIEWINGS*** Open Plan Kitchen/Living Space • Two Bedrooms • Bathroom • Double Glazed • G.F.C.H • Garage • Driveway & Parking • Children Considered • EPC Band C • Tenant Fees Apply

£850 Per Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

From front, COVERED PORCH with door into

HALL & STAIRWAY

With door into GARAGE, stairs rising to

OPEN PLAN LIVING SPACE

15'9" x 16'2"

With two radiators, carpet, windows to front and rear, cupboard housing gas fired boiler running domestic hot water and full central heating, archway into

KITCHEN

7'6" x 9'1"

With linoleum flooring, range of wall and base units, worksurface with splashback, stainless steel sink unit, electric oven and gas hob with extractor above, space and plumbing for washing machine, space for fridge/freezer, window to front.

INNER HALLWAY

With door into

BEDROOM TWO

9' x 7'9"

Large single with built in wardrobe, radiator, window to front.

BEDROOM ONE

9'11" x 11'5"

Good sized double room with built in wardrobe, window to front, radiator. Door into

ENSUITE SHOWER ROOM

7'9" x 3'9"

With tiled floor, suite comprising shower enclosure with electric shower, WC, wash hand basin, radiator, window to rear.

BATHROOM

8'3" x 4'8"

With tiled floor, suite comprising bath with shower head attachment, WC, wash hand basin, shaver point, radiator, window to rear.

OUTSIDE

8'12" x 9'9"

To the front of the property is a double driveway providing off road parking for two cars leading to SINGLE GARAGE with up and over door. To the side is an enclosed decked area providing a private outdoor space.

SERVICES

Electric: Mains

Gas: Mains

Water & Drainage: Mains

Ofcom predicted Broadband: Standard - Download 13 Mbps - Upload 1 Mbps

Ofcom Predicted Mobile Data: Limited - EE, Three, O2, Vodafone

Council tax band B

SITUATION

The property is situated about 1 mile from the town centre of the popular market town of Tiverton which provides a wide range of educational, recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and leisure complex with swimming pool. Junction 27 of the M5 is approximately 7 miles distant alongside which lies Tiverton Parkway Station with intercity links to London Paddington. The town centre lies approximately 1 mile away and also close by is the basin of the Grand Western Canal with its tow path offering some lovely walks.

DIRECTIONS

From A361 exit towards Tiverton at Gornhay Orchard junction, turning left at the roundabout and right at the next roundabout into Lea Road (McDonalds on left hand side of roundabout). Follow the road along until you see Tesco store on left hand side. Turn left into Rooks Way before the store and at the mini roundabout turn right. Take the next left in Swan Avenue and follow the road around to the right, then left and left again. Proceed into Redvers Way around the left and number 8 will be found tucked in behind on the right hand side.

What3words: ///fonts.milky.tuned

LETTING

The property is available to let on renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available immediately. RENT: £850 per calendar month exclusive of all charges. DEPOSIT: £980 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.

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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	80	82
EU Directive 2002/91/EC		