



**STAGS**

2 East Mere Cottages , Chevithorne, Tiverton, EX16 7QG

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A Cosy one bedroom semi-detached cottage located near Chevithorne.

M5 5 Miles - Tiverton 5 Miles - Exeter 23 Miles

• Modern Kitchen • Rear Garden • Off Road Parking • Rural Location • No Pets • 6/12 Months • Deposit: £865 • Council Tax Band C • Tenant Fees Apply

**£750 Per Calendar Month**

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



## ACCOMMODATION

To include:

### ENTRANCE/UTILITY ROOM 20'0" x 4'7"

Tiled floor, windows to front & side, radiator, range of floor units, double sink with single drainer, space for washing machine

### DOWNSTAIRS WC 4'7" x 3'3"

Tiled floor, window to front, heated towel rail, basin, WC

### OPEN PLAN KITCHEN LIVING SPACE 20'11" x 12'1"

Tiled floor, windows to rear, door to garden, radiator, fire w/log burner (not in use), range of floor and wall units, single sink & single drainer, freestanding electric cooker with double oven

### STAIRS TO FIRST FLOOR

Carpet

### BEDROOM 13'1" x 12'9"

Carpet, windows to rear, fitted wardrobe, airing cupboard, radiator

### ENSUITE SHOWER ROOM 5'2" x 12'9"

Tiled floor, WC, basin, window to rear, heated towel rail, walk in shower

### OUTSIDE

Rear garden with laid to lawn surrounded by bushes. Parking for 1 car.

## SERVICES

Water: Mains (Paid Quarterly in arrears to the landlord + 50% of the standing charge)

Drainage: Private

Electric: Mains

Heating: Oil Fired Central Heating

Council Tax Band: C

Ofcom Predicted Broadband Speeds: TBC

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

## SITUATION

East Mere is a tranquil hamlet in Mid Devon, situated approximately 3 miles northeast of Tiverton. While East Mere itself offers a peaceful rural setting, residents and visitors benefit from the proximity to Tiverton, a historic market town rich in amenities. Tiverton boasts a variety of independent shops, featuring everything from specialty boutiques to traditional markets like the Tiverton Pannier Market. Cultural and historical attractions abound, with sites such as Tiverton Castle, Knightshayes Court, and the Tiverton Museum of Mid Devon Life offering insights into the area's rich heritage. Outdoor enthusiasts can enjoy the Grand Western Canal for scenic walks, cycling, or horse-drawn barge trips. The town also provides essential services, including educational institutions like

Blundell's School and Petroc College, as well as healthcare facilities such as the Tiverton and District Hospital.

## DIRECTIONS

From Tiverton Parkway: Begin by heading southwest toward Station Road, then turn right onto Station Road and continue onto Station Approach. Next, drive along Lowerman Cross by first turning left onto Lower Town, then continue onto Turnpike. Turn right, make a sharp left, and continue along Lowerman Cross. Finally, turn left, make another left, and your destination will be on the right.

## LETTING

The property is available to let on a renewable assured shorthold tenancy, unfurnished and is available from the end of February. RENT: £750.00 per calendar month exclusive of all charges. DEPOSIT: £865.00 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewing 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	67	
(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