



**STAGS**

Long Drag , Tiverton, Devon EX16 5NF

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A partly furnished one bedroom apartment situated on the edge of Tiverton.

• Edge of town location • Electricity, hot water and heating INCLUDED • Superb Views • Wi-fi • No pets • Available Early July • 6 / 12 Months Plus • Deposit: £690.00 • Council Tax Included Within Rent • Tenant Fees Apply

**£600 Per Calendar Month**

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



## DESCRIPTION

A one bedroom apartment situated in a convenient location on the outskirts of Tiverton benefitting from spectacular views. The accommodation includes sitting/dining room, kitchenette and shower room, bedroom. Allocated parking space. Suit professional single. The apartment forms part of the main house occupied by the landlords with swimming pool, shared terrace and tennis court available for use by negotiation.

## SITUATION

The property is situated a short distance from the centre of the market town of Tiverton and is 2.5 miles from Blundells School.

The town boasts a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School which offers discounts for local students.

Junction 27 of the M5 is approximately 7 miles distant, and adjacent to this is Tiverton Parkway Railway Station.

## SERVICES

Electric: Mains

Water: Mains

Drainage: Private

Heating: Oil Fired (Included in rent)

Council Tax included within the rent.

Ofcom Predicted Broadband: Standard Download: 14 Mbps

Upload: 1 Mbps

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

## LETTING

The property is available to let on a assured shorthold tenancy for 6/12 months plus, PART-FURNISHED and is available early July. RENT: £600.00 pcm inclusive of electric, water, drainage, council tax, hot water and heating. DEPOSIT: £690.00

returnable at end of tenancy subject to any deductions (The deposit will be held by the landlord is their DPS account). 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

## 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.

## RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk).



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		