



The Flat Highfield, Tiverton, Devon EX16 5NF

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A well appointed one bedroom annexe situated within a superb location on the edge of Tiverton.

Tiverton town centre 2 miles - M5 Junction 28/Tiverton Parkway 9 miles

• Outskirts of Tiverton • Free High Speed Broadband • One Allocated Parking Space & Garden • No Pets, No Smokers • Single Occupancy Only • Available 1st August 2024 • Deposit: £750 • 6/12 months plus • Council tax band A • Tenant Fees Apply

£650 Per Calendar Month

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

## ACCOMMODATION TO INCLUDE

From front, wooden glazed door leading into

## ENTRANCE HALLWAY

Tiled flooring, coat hooks, stairs rising up to

## SITTING ROOM

Good sized room with windows to front and back, twin satellite outlet point, electric radiator, door into

## KITCHEN

With range of fitted wall and base units, laminate worksurface, stainless steel sink unit, electric cooker, fridge/freezer, washing machine, tumble dryer.

## BEDROOM ONE

Double with window to front, telephone point, electric radiator, door into

## ENSUITE SHOWER ROOM

With velux window, walk in shower enclosure with electric shower, wash hand basin set within vanity unit with shaver point above, low level WC.

## OUTSIDE

To the side of the property is a patio garden with mature shrubs and potted plants. To the side of the property is an allocated parking space.

There is also a heated swimming pool and tennis court which is available for tenants use subject to separate negotiation.

## SERVICES

Electric: Mains

Water: Mains (to be invoiced by the landlord via a sub meter)

Drainage: Private (included within the rent)

Council Tax Band: A

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 months plus, unfurnished and is available 1st August 2025. RENT: £650.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £750.00 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.

## 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 RIGHT 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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 |         |           |
| (92-100) <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                     |         |           |