



Rushfield Edgcott Road, Exford, Minehead, Somerset
TA24 7QG

A newly redecorated and well presented 4
bedroom bungalow in Exford.

Exford Miles 0.2 - Minehead 12 Miles - Dulverton 10.1 Miles

• Newly Redecorated • Four Double Bedrooms • Large Garden • Off Road
Parking • Solar Panels • Deposit: £1,730 • Council Tax Band F • Pets
Considered • Available End of September • Tenant Fees Apply

£1,750 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE PORCH

Radiator, tiled floor, window to side, coat hooks

7'6" x 7'2"

ENTRANCE HALLWAY

Newly laid carpet, storage cupboard, doors to:

SITTING ROOM

Newly laid carpet, window to front and rear, log burning stove, radiator

14'1" x 12'5"

KITCHEN DINER

Window to side and rear, door to garden, vinyl floor, radiators, range of floor and wall mounted cabinets, gas cooker with grill and single oven, single sink & drainer, dishwasher

16'8" x 11'9"

BEDROOM 1

Newly laid carpet, sliding door to deck, radiator. Separate nursery room with window to front and carpet.

14'1" x 12'9"

BEDROOM 2

Window to front, newly laid carpet, radiator

14'1" x 8'2"

DRESSING ROOM

Window to front, newly laid carpet, radiator, two fitted cupboards

BATHROOM

New vinyl floor, bath with shower, radiator, electric heater, basin, toilet, window to rear, extractor

BEDROOM 3

Window to front, newly fitted carpet, radiator

12'9" x 9'10"

SHOWER ROOM

Corner shower cubicle, vinyl floor, window to side, basin, toilet, extractor

BEDROOM 4

Window to rear, newly laid carpet, radiator, fitted wardrobe.

10'5" x 9'10"

UTILITY ROOM

Vinyl floor, storage shelves, storage cupboard, range of floor and wall mounted cabinets, single sink & drainer, window and door to rear, space for washing machine and dryer.

OUTSIDE

Lawned gardens surround by mature shrubs. Wraparound raised deck making the property wheelchair accessible. Parking for at least 2 cars.

SERVICES

Mains electric (The tenants will benefit from the power produced by the solar panels which supplements the mains electricity to the house.)

mains water

Private drainage

Oil Fired Central Heating

Calor gas for cooker

Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band F

SITUATION

Rushfield is located just outside of the village of Exford. Exford is a village located within the Exmoor National Park in Somerset, England. It's known for its picturesque setting, surrounded by rolling hills and the River Exe

DIRECTIONS

From Exford: Head north-west on Park St towards Combe Ln. Continue onto Edgcott Rd. The property will be on the left

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available end of September. RENT: £1,750.00 per calendar month exclusive of all charges. DEPOSIT: £2,019.00 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.

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](https://www.gov.uk). Additional information is available on the official government website at 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		97
(81-91) B		
(69-80) C	75	
(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		