



Flat 1, 17 Fore Street, Dulverton, TA22 9EX

A well presented unfurnished 1st floor apartment situated in the centre of Dulverton.

Dulverton Town Centre | Tiverton 13 miles | Taunton 24 miles

• Two Double Bedrooms • Modern Kitchen & Bathroom • No Parking • Deposit £917.00 • 6 Months Plus • Council Tax Band A • No Pets • Available Immediately • Tenant Fees Apply

£750 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE HALLWAY

Carpet, entry phone, modern night storage heater, storage cupboard

RECEPTION ROOM 1

Carpet, windows to front, modern night storage heater

OPEN PLAN KITCHEN/DINING ROOM

Carpet, modern night storage heater, windows to front & rear, vinyl floor to kitchen area, range of floor and wall units, washing machine, electric oven, electric hob, single sink & single drainer, fridge freezer, extractor

BEDROOM 1

Carpet, windows to front, modern night storage heater, fitted cupboard, ensuite.

ENSUITE

Vinyl floor, heated towel rail, basin, WC, shower cubicle, window to front

BEDROOM 2

Carpet, modern night storage heater, windows to rear, fitted cupboards

BATHROOM

Vinyl floor, bath with shower, shower cubicle with electric shower, basin, WC, window to rear

SERVICES

Water: Mains

Drainage: Mains

Electric: Mains

Heating: Modern Night Storage Heaters

Ofcom Predicted Broadband: Standard - Download: 19 Mbps - Upload: 1 Mbps

Ofcom Predicted Mobile Data: EE, O2 & Vodafone - Good

Council Tax: Band A

SITUATION

The property is situated within the centre of Dulverton, a few miles from Exmoor National Park and the wonderful open moorland of Winsford Hill and beautiful Barle Valley. Dulverton offers excellent facilities including a good selection of shops, primary and middle schools, churches and a thriving community including a sports club, amateur dramatics, etc. The moor offers excellent opportunities for all forms of country pursuits and there are many excellent restaurants and public houses to visit. Tiverton and Taunton provide good commercial shopping and other facilities, access to the M5 motorway and mainline rail services to London.

DIRECTIONS

The property can be found in the centre of Dulverton above the Co-operative store.

LETTING

The property is available to rent for 6 months plus on renewable Assured Shorthold Tenancy, unfurnished as agreed and available immediately. RENT: £795.00 per calendar month exclusive of all charges. Deposit £917.00 returnable at end of tenancy subject to any deductions. SORRY NO PETS ALLOWED. All deposits for a property let by Andrews are held on their client account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly by appointment with 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 Andrews website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Andrews Letting & Management is an ARLA Licensed Member. Client Money Protection (CMP) is provided by ARLA Propertymark. Independent Redress is provided by The Property Ombudsman

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. Additional information is available on the official government website at www.gov.uk.

AGENTS NOTE

The property is being advertised by Stags on behalf of Andrews Estate Agents.



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		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
60		70
England & Wales		EU Directive 2002/91/EC