



STAGS

Tiverton Castle Park Hill, Tiverton, EX16 6RP

Spacious and classic two bedroom furnished flat located in Tiverton Castle.

Taunton 21 miles - Exeter 11 miles - M5 7 miles

• SHORT-TERM LET UP TO 6 MONTHS • Fully Furnished • Close to Town Centre • Off Street Parking • Not Suitable For Children • Two Double Bedrooms • Deposit £1,125.00 • Council Tax Band B • Available Immediately • Tenant Fees Apply

£975 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE HALL

Cork floor tiles

KITCHEN/BREAKFAST ROOM

Cork floor tiles, window to side, storage cupboard, radiator, range of kitchen units, work top, electric hob, single electric oven, dishwasher, fridge freezer, single sink & drainer, extractor

LIVING ROOM

Carpet, windows to side, fireplace with electric fire and mantelpiece, fitted cupboards

BEDROOM 1

Carpet, windows to side, radiator, fitted wardrobes

BEDROOM 2

Carpet, windows to side, radiator, fitted wardrobes

BATHROOM

Cork tile floor, bath with shower, WC, basin vanity unit, windows to side, bidet

SHOWER ROOM

Vinyl floor, window to side, radiator, shower cubicle with electric shower

HALLWAY

Carpet, windows to side radiator, airing cupboard

SEPARATE WC

Vinyl floor, window to side, WC, basin, radiator

SERVICES

There is a monthly utility contribution of £275 PCM to cover council tax, gas, water, drainage, electric and broadband.

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Ofcom Predicted Broadband Speed: Standard - Download: 17 Mbps -

Upload : 1 Mbps

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

Council Tax: Band B

SITUATION

Lower East Court is located within Tiverton Castle. The castle is located in the centre of Tiverton overlooking the banks of the River Exe.

DIRECTION

From Tiverton town centre continue along St Peter Street and turn left at the junction onto park Hill. The property is on the left.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, furnished and is available immediately. RENT: £975.00 pcm exclusive of all charges. £275 PCM utility contribution. Sorry no pets allowed. DEPOSIT: £1,125.00 returnable at end of tenancy subject to any deductions. The landlord of this property holds deposits with their own insured deposit scheme with MyDeposits. 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.

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

AGENTS NOTE

The property is located within a Grade 1 listed castle



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		