



East Holcombe , Shillingford, Devon EX16 9BR

Two bedroom annexe in a beautiful, rural setting.

Bampton 4 Miles - Tiverton 10 Miles - M5 Junction 27 9 Miles

• Rural Annexe • Two Double Bedrooms • Wood Burner • Pets Considered • Available Immediately • 6 / 12 Months Plus • Deposit: £980 • Council Tax Band: G • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION

The annexe is accessed via the family home and the main front door with porch. Once into the property there is a door to;

KITCHEN

Fitted kitchen with a range of units and worktops, stainless steel sink and draining board, electric hob and integrated oven, space and plumbing for washing machine and slimline fridge freezer.

LIVING ROOM

Dual aspect room which will be painted in a neutral colour, wood burner which the landlord will supply free wood for (tenant's obligation to cut as required), radiator and carpet.

FIRST FLOOR

Stairs up to first floor with doors to;

BEDROOM 1

Large double bedroom with triple aspect views over the garden, part furnished, built in cupboard, radiator and carpet. Door to;

BATHROOM

Jack and jill style bathroom which can be accessed via bedroom one and the hallway. Comprising of; low level WC, wash hand basin, bath with shower over, radiator.

BEDROOM 2

Double bedroom with carpet, radiator and built in wardrobe.

OUTSIDE

The property is set within 4 acres of land which the tenant can enjoy, there are also two parking spaces.

SERVICES

The rent includes TV license and water/ sewerage. There is a payment to be made direct to the Landlord of £350.00 per calendar month in respect for 50% of electricity bills, 1/3 of oil used and 25% council tax contribution to the landlord (reconciliation each 3-6 months).

Broadband payable by tenant.

Council Tax Band: G

SITUATION

The Annexe at East Holcombe offers a unique rental opportunity in the peaceful village of Shillingford, just outside Tiverton. Set within a detached rural property, the annexe provides a private living space in an attractive countryside setting, while remaining within easy reach of local amenities and transport links. Shillingford itself is a small, traditional Devon village surrounded by rolling farmland, offering a welcoming community feel and the charm of rural life. Its semi-rural location ensures a

quiet and scenic environment, ideal for those seeking a balance of country living with convenient access to Tiverton and the wider Mid Devon area.

DIRECTION

what3words: ///looms.household.infects

LETTING

The property is available to rent for 6 months plus on renewable Assured Shorthold Tenancy, unfurnished as agreed and available IMMEDIATELY. RENT: £850.00 per calendar month exclusive of all charges. £350 PCM Utility contribution. Deposit £980.00 returnable at end of tenancy subject to any deductions. All deposits for a property let by Stags 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 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.



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		
(91-100) A		88
(81-90) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		