



September Barn , Cove, Tiverton, Devon EX16 7RX

Modern and furnished one bedroom annexe in Cove.

• Peaceful Location • Private Entrance • Off Road Parking • Available Immediately • 12 Months Plus • Deposit £865.00 • Tenant Fees Apply

£750 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE HALLWAY

Laminate flooring, wood panelled walls, spotlights

OPEN PLAN KITCHEN/LIVING SPACE

Laminate floor, window to rear and sky lights, wood panelled walls, range of kitchen units, sink with single drainer, cermain hob, extractor hood single electric oven, undercounter fridge, undercounter freezer, dishwasher and washing machine, electric radiator

BEDROOM

Carpeted, double, window to front and sky light, electric radiator

SHOWER ROOM

Tiled floor, half tiled walls, WC, Basin wit vanity unit, skylight, walk in shower area, heated towel rail

OUTSIDE

Gravelled parking area with gated entrance, grass lawn area, bridge to property from parking area.

SERVICES

There will be a £250 PCM utility contribution payable direct to the landlord for water (Mains), drainage (private), electric (Mains), broadband and council tax.

SITUATION

Cove is a picturesque village nestled in the Exe Valley, just a few miles north of Tiverton and close to Bampton. Elevated above the valley, it enjoys far-reaching countryside views and a peaceful rural setting, making it an attractive location for those seeking a quieter lifestyle. The village has a rich heritage, with historic buildings and links to the former Exe Valley railway, while today it is best known for its tranquillity and natural surroundings, including nearby rewilding areas abundant with wildlife. Despite its rural charm, Cove benefits from excellent access to Tiverton, where a wide range of shops, schools, and amenities can be found, offering the ideal balance of countryside living with everyday convenience.

DIRECTION

From Tiverton, proceed on the A396 towards Bampton. After approximately 4 miles you will reach the village of Cove, take the

first right onto Cove Hill signposted to the Village Hall. Proceed for a half a mile, turning right to stay on Cove Hill and after 250 yards the property can be found on the left-hand side set behind sliding gates.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, FURNISHED and is available immediately. RENT: £750.00 pcm exclusive of all charges. Utility contribution £250.00 pcm. Sorry no pets allowed. DEPOSIT: £865.00 returnable at end of tenancy subject to any deductions (The deposit will be held by the Landlord in their DPS account). 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.

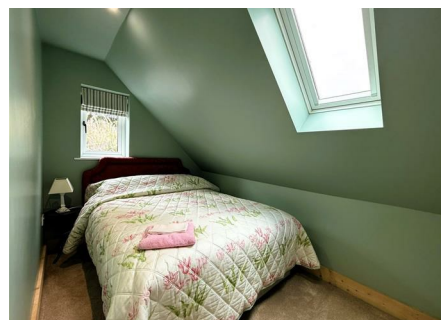
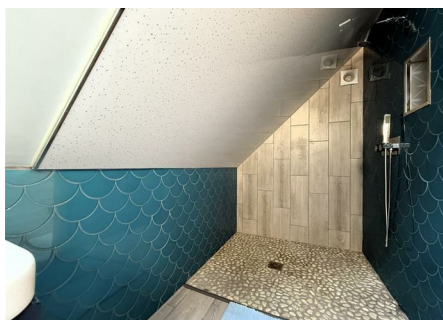
TENANT PROTECTION

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.



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.



19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 232872
rentals.tiverton@stags.co.uk



@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		
EU Directive 2002/91/EC		