



11 Orkney Mews, Tiverton, EX16 6TP

A freshly redecorated and well-presented two-bedroom end-terrace home located in Tiverton.

Tiverton 1 Mile - Cullompton 7 Miles - Exeter 14 Miles

• Newly Redecorated • Two Double Bedrooms • Garage • Off Road Parking • Retirement Property: Over 55's Only • Available Immediately • 6/12 Months Plus • Deposit: £1,096 • Council Tax Band B • Tenant Fees Apply

£950 Per Calendar Month

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

ACCOMODATION

To include:

ENTRANCE PORCH

Tiled floor, windows to side

ENTRANCE HALLWAY

Newly fitted carpet, radiator, window to side

DOWNSTAIRS WC

WC, Basin, vinyl floor, extractor

KITCHEN

Vinyl floor, window to front, radiator, single sink & single drainer, range of floor and wall units, freestanding cooker with single oven and ceramic hob, extractor, space for washing machine, space for fridge freezer

LIVING ROOM

12'7" x 17'1"

Newly fitted carpet, radiator, shelving, understairs cupboard, doors to conservatory

CONSERVATORY

Tiled floor, windows to rear & side, patio doors to garden

STAIRS TO FIRST FLOOR

Newly fitted carpet, banister rail

LANDING

Newly fitted carpet

BEDROOM 1

Newly fitted carpet, windows to rear, radiator, fitted wardrobe

SHOWER ROOM

Vinyl floor, shower cubicle with electric shower, WC, Basin with vanity unit, extractor

BEDROOM 2

Newly fitted carpet, window to front, radiator, fitted wardrobe, airing cupboard

OUTSIDE

The property is approached by a paved path from the road. To the side and rear is a lawn area. The garden is maintained by the local management company.

Offroad parking for two cars and a garage are included.

SERVICES

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Heating: Gas Fired Central Heating

Ofcom Predicted Broadband Speeds: Standard - Download: 15 Mbps - Upload: 1 Mbps

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

Council Tax: band B

SITUATION

Orkney Mews, Tiverton, is an end-terraced two-bedroom home set within a quiet cul-de-sac in a popular residential area. The property enjoys a peaceful position away from main roads while remaining close to Tiverton town centre. Local amenities are easily accessible, with shops, supermarkets, and services nearby, as well as primary and secondary schools within convenient reach, making it a practical and appealing location for families and professionals alike.

DIRECTIONS

what3words: ///teams.froze.snail

LETTING

The property is available to rent for 6 months plus on renewable Assured Shorthold Tenancy, unfurnished as agreed and available IMMEDIATELY. RENT: £950.00 per calendar month exclusive of all charges. Deposit £1,096.00 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 RIGHT 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

There is a covenant on this property that means it can only be rented to applicants aged 55+



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	85	67
EU Directive 2002/91/EC		