



**STAGS**

## Threshers Barn , Waddicombe, Dulverton, Devon TA22 9RX

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Winter Let November 2025 to March 2026. Rurally set two bedroom fully furnished cottage over Exmoor. EPC Band C. Tenant fees apply. Fully furnished.

- Beautiful Cottage • Fully Furnished • Open Planned Lounge Kitchen Diner • Utility Room • Two Bedrooms • Lovely enclosed gardens • Stunning rural views • Deposit £980.00 • Winter Let From November 2025 to March 2026 • Tenant Fees Apply

**£850 Per Calendar Month**

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## SITUATION

Threshers Barn is a beautifully presented cottage near the small hamlet of Waddicombe, just outside East Anstey. Dulverton lies 4 miles to the east, offering day to day shopping, schools and banks. Taunton is a further 30 miles with access to the M5 and rail links. Exmoor National Park is a short distance away offering sporting activities and walking.

## ACCOMMODATION

To include:

### WOOD FRONT DOOR

leading to

### UTILITY ROOM

Window to front. Smoke detector. Kitchen base units to one side. Oil fired boiler. Fitted Washing Machine and Tumble Dryer. Stainless steel single drainer sink unit. Radiator. Tiled flooring.

### FIRST FLOOR WC

Obscured glazed window to rear. Low level wc. Pedestal hand basin. Tiled Flooring.

### OPEN PLANNED LOUNGE KITCHEN DINER

Dual Aspect Room. Patio doors. Stunning surround rural views. Lounge:- Wood burning stove. TV and DVD unit. Three piece suite. Dining area:- Large six seat dining set. Kitchen:- Kitchen base units to three side and wall mounted units to one side. Fridge Freezer. Neff Electric oven and grill. Microwave oven. Electric hob. Stainless Steel One and a half drainer sink unit. Three radiators and Wood flooring throughout.

### STAIRS TO GROUND FLOOR AND HALLWAY

Fitted carpet. Smoke Detector. Isolation switch for Extractor.

### MASTER BEDROOM

Window to rear. Built-in wardrobe. Double Bed. Dressing table. Radiator. Fitted carpet.

### BEDROOM TWO

Double bedroom. Window to side and rear. Twin beds. Dresser unit. Fitted wardrobe. Radiator. Fitted carpet.

### BATHROOM

Window to rear. White panelled bath with shower over. Heated towel rail. Low level WC. Pedestal hand basin. Shaver point and light.

## OUTSIDE

Stunning enclosed garden with lawn and mature shrub borders. Stunning rural views surrounding the cottage. Off Road Parking to the front of the property.

## SERVICES

included in the rent are Water, Sewage and Council Tax. The tenants will pay for their own Electric and oil.

## DIRECTIONS

From South Molton take the B3227, on reaching Blackerton take the turning to the left marked Dulverton, take the next left at the T junction, follow this road through Oldways End and through East Anstey, keep following this road past the primary school. Continue along this road until you reach the entrance to West Liscombe can be found on the corner with a post box, take this right turn and follow the lane to the end. Threshers Barn is directly in front of you accessed by a small wood gate.

## LETTING

The property is available to let on a short term WINTER LET agreement. Lease to end on the 22nd March 2026. Fully furnished and is available now. RENT: £850.00 PCM (To include Water. Sewage and Council Tax) exclusive of all other charges. DEPOSIT: £980.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

## HOLDING DEPOSIT AND 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 the licence to occupy (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## 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.



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 |
| 100 (92-100) A                              | 100               |
| 85 (81-91) B                                |                   |
| 70 (69-80) C                                | 70                |
| 55 (54-68) D                                |                   |
| 40 (39-53) E                                |                   |
| 25 (24-38) F                                |                   |
| 10 (9-23) G                                 |                   |
| Not energy efficient - higher running costs |                   |
| England & Wales                             |                   |
| EU Directive 2002/91/EC                     |                   |