



STAGS

4 Irene Way, Tiverton, Devon EX16 6TH

An unfurnished 2 bedroom terraced house with parking situated in a popular area within easy reach of the town centre.

Tiverton 1 mile - M5 motorway (J27)/Train Station 7 miles - Exeter 16 miles

• Kitchen/Diner • Front & Rear Garden • Modern Bathroom • Gas Fired Central Heating • Pets Considered (Terms Apply) • Deposit: £1,032.00 • Available Immediately • Tenant Fees Apply

£895 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front, UPVC door opening into

ENTRANCE LOBBY

Opening into

SITTING ROOM

15'3" x 12'0"

Window to front. Telephone point. TV point. Radiator. Stairs to first floor.

KITCHEN

11'11" x 9'0"

Window to rear. A range of matching wall and base units. electric cooker with extractor over. Space for washing machine with plumbing. Single bowl single drainer stainless steel sink unit. Radiator. Wall mounted boiler. Tiled splashbacks. Part glazed door to rear.

LANDING

Hatch to loft. Doors to all rooms.

BEDROOM ONE

9'9" x 9'8"

Window to front. Built-in wardrobe along one wall with mirrored doors. Further storage cupboard. Radiator.

BEDROOM TWO

11'11" x 7'6"

Window to rear. Radiator.

BATHROOM

Panelled bath with mixer tap, with shower attachment and screen. Wash hand basin with cupboard under. Low level WC. Tiled splashbacks. Extractor.

OUTSIDE

To the front is a pretty garden with a path to front door. To the rear it is mainly laid to shingle, with a patio area. Enclosed by fencing with a gate to the side. At the end of the terrace is parking.

SERVICES

Mains electric (key meter)

Gas (key meter)

Mains water & drainage

Ofcom predicted broadband services - Standard: Download 6 Mbps,

Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: EE, O2 and

Vodafone. Limited.

Council tax band B

SITUATION

The property is situated on a residential development on the edge of the market town of Tiverton, which provides good range of shops & services and educational facilities. The mainline railway link at Tiverton Parkway and J27 of the M5 are a few minutes' drive along the A361 North Devon Link road, giving easy commuting times to both Taunton & Exeter.

DIRECTIONS

From roundabout at Lowman Park Industrial Estate (McDonalds), turn into Lea Road. Take 2nd left turn into Priory Road and 3rd left again into Irene Way, where the property will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available ed of November. RENT: £895.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £920.00. DEPOSIT: £1,032.00 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 & 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. 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

Under the Estate Agents Act we disclose that the landlord of this property is a consultant to Stags.



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
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rentals.tiverton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		89
(81-91) B		
(69-80) C	70	
(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		