



15 Carnarvon Arms Apartments , Brushford, TA22 9AF

A superbly presented, unfurnished two bedroom apartment situated within a former country house hotel.

Dulverton 2 Miles - Tiverton 12 Miles - M5 Junction 27 18 Miles

• Modern Bathrooms • Allocated Parking • Gas Fired Central Heating • Communal and Private Garden • No Pets • Council Tax Band E • Available Immediately • Deposit: £1,067.00 • Tenant Fees Apply

£925 Per Month

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

ACCOMMODATION

To include:

ENTRANCE HALLWAY

Fitted carpet, radiator, doors to:

OPEN PLAN KITCHEN/LIVING SPACE

Fitted carpet to living area, wood flooring to kitchen area, windows to front, doors to garden, radiator, range of floor and wall units, integrated dishwasher, integrated fridge freezer, integrated washing machine, four burner gas hob, double electric oven, 1.5 sink and single drainer, extractor.

BEDROOM 1

Carpet, window to front, fitted cupboards and wardrobes, radiator

BEDROOM 1 ENSUITE

Vinyl floor, half tiled walls, mirror, basin, WC, heated towel rail, shower cubicle, extractor

BEDROOM 2

Carpet, window to side, radiator

BATHROOM

Vinyl floor, bath, WC, mirror, basin, extractor, radiator

BEDROOM 3/STUDY

Carpet, window to rear, radiator, coat hooks, fitted book shelves and cupboards

OUTSIDE

Paved path leading to front door of flat with garden storage box. Patio area to front of property with grass lawn area.

The property also comes with use of the communal grounds.

There is a lockable storage cage located within the ground floor of the main building.

SERVICES

Water: Mains

Drainage: Mains

Electric: Mains

Heating: Gas Fired Central Heating (Invoiced monthly in arrears)

Ofcom Predicted Broadband: Standard - Download: 8 Mbps - Upload 1 Mbps

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

Council Tax: Band E

SITUATION

The Carnarvon Arms is on the outskirts of the small village of Brushford overlooking the countryside along the Barle Valley on the southern edge of Exmoor National Park. Brushford offers a range of amenities, including a garage and stores, village hall and church. Dulverton, just two miles away, is well known as "The Gateway to Exmoor". It provides good shopping facilities together with a bank, post office, chemist, doctors, dental and veterinary surgeries, library, primary and middle school and a well used town hall. There are also good recreational facilities including squash courts, all weather tennis courts and football and cricket pitches.

DIRECTION

From the M5 motorway, exit at junction 27 and take the A361 signposted to Tiverton. At the first roundabout turn right and follow the A396 north signposted to Bampton & Dulverton. At the Exeter Inn turn left and continue on the A396 until Exebridge, where you bear left on the B3222 toward Dulverton. After 2 miles the pillared entrance to The Carnarvon Arms apartments will be found on the right hand side, just past the petrol station. Proceed along the driveway where the property will be found on the left hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £925.00 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,067.00 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.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-101) 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		