



Maryleigh Stoodleigh, Stoodleigh, Tiverton, Devon EX16 9QQ

A spacious four bedroom detached bungalow with stunning rural views.

Tiverton 6 miles - M5 motorway (J27)/Tiverton Parkway Station 13 miles

• Detached bungalow • Rural location • Four Double Bedrooms • Children/Pet Considered • Large enclosed garden • Land Available by Separate Negotiation • Available Immediately • 12 Months Plus • Deposit: £1,903.00 • Tenant Fees Apply

£1,650 Per Month

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

ENTRANCE HALLWAY

Wooden flooring, two radiators, two large built in storage cupboard & airing cupboard

KITCHEN/BREAKFAST ROOM

Slate tile flooring, window to the rear. Wooden fitted kitchen units, range master electric cooker, stainless steel sink unit, under the unit fridge.

UTILITY ROOM

Wooden laminate effect flooring windows to the rear, washing machine, storage cupboard, rear door leading onto patio area.

DINING ROOM 16'8" x 11'1"

Wooden flooring window to the side. Patio door leading onto wooden verander

LIVING ROOM 16'0" x 13'1"

Wooden flooring, radiator, TV aerial point, phone point, electric fire, log burner, window to the front and side.

MASTER BEDROOM 9'2" x 14'5"

Fitted carpet, radiator, TV aerial point, window to the front.

EN-SUITE

White. Low level WC, wash hand basin with cupboard under, single shower, tiled splashbacks and extractor.

BEDROOM TWO 11'9" x 13'9"

Carpet, radiator Window TV aerial point.

BEDROOM THREE 8'6" x 14'5"

Wooden flooring dual aspect windows, phone point, radiator

BEDROOM FOUR 8'6" x 14'9"

Fitted carpet, radiator, two windows to the front and rear

FAMILY BATHROOM

White corner bath, radiator, window to the rear, white low level WC, wash hand basin with cupboard under, single shower, tiled splashbacks and extractor.

OUTSIDE

Tarmac driveway to the front of the property with circular turning area with established shrubs in the centre. Ample parking available, rear enclosed garden with wooden verander to the rear of the property, storage shed. Wooden summer house. Option of additional land/stables available.

SERVICES

Electric: Mains

Water: Private (£30 PCM)

Drainage: Private

Heating: O.F.C.H + Log Burner

Ofcom Predicted Broadband: Standard - Download: 9 Mbps - Upload: 0.9 Mbps

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

Council Tax Band D

SITUATION

Maryleigh is situated in a rural setting on the outskirts of Stoodleigh. The property is easily accessible to the North Devon Link Road which gives access to the M5 motorway, approximately 11 miles distant and also access to Tiverton Parkway Station which provides a two hour service to London Paddington.

DIRECTIONS

From Junction 27 of the M5 take the A361 dual carriageway towards Tiverton. Continue to the end of the dual carriageway at Tiverton and continue straight over the roundabout towards South Molton. After approx 6 miles turn signposted Bellbrook and Spurway. Follow this road for about a mile and a half and you will find the bungalow on your right hand side with black iron gates.

LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,650.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,675.00. DEPOSIT: £1,903.00 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. Additional land available at £100 per calendar month. DEPOSIT FOR LAND: £200 returnable at end of tenancy subject to any deductions.

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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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