



**STAGS**

Louisa Cottage Exford, Minehead, Somerset TA24 7PP

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A newly redecorated cottage in the heart of the thriving village of Exford.

Minehead 12 Miles - Dulverton 10.1 Miles - Tiverton 24 Miles

• Recently Redecorated • Underfloor Heating • Kitchen/Breakfast Room • Three Double Bedrooms • Large Barn/ Office • Garden • Pets Considered (Terms Apply) • Deposit: £1,148.00 • Available Immediately • Tenant Fees Apply

**£995 Per Month**

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## ACCOMMODATION TO INCLUDE

Front door into

### ENTRANCE HALL

With window to front, slate effect tiled floor, radiator, doors to

### SITTING ROOM

With large stone fireplace with inset wood burner, two windows to the front with slate window seats, radiator and carpet. Step down to

### KITCHEN/ BREAKFAST ROOM

A large room with window to the rear over looking the garden, fitted with a wide range of cream fronted shaker style units, range cooker, 1 ½ bowl stainless steel sink, tiled floor with under floor heating, space for washing machine and under counter fridge. Under stair cupboard. Door to rear. Opening to

### DINING ROOM

With window to rear, tiled floor with underfloor heating and door returning to the Entrance Hall.

### Stairs to first floor landing

With carpet. Steps up to

### BEDROOM ONE

A double room with carpet, window to front and built in wardrobe, radiator.

### BEDROOM TWO

A double room with carpet, window to front, radiator.

### BEDROOM THREE

A large double room with carpet, window to rear, handbasin and built in wardrobe, radiator.

### BATHROOM

Fitted with a modern white suite comprising of corner shower, WC, handbasin and bath, heated towel rail, airing cupboard with hot water cylinder. Vinyl floor. Window to rear.

### OUTSIDE

To the rear of the property is a pretty garden with a central path leading to the OFFICE/ WORKSHOP a spacious area over two floors, with power and light. To either side of the path is level lawn. Please note there is a pedestrian right of way to the garden for the benefit of Louisa Cottage via an archway situated between the neighbouring shop and the Crown Hotel.

### SERVICES

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Electric Radiators/Underfloor Heating & Log Burner

Ofcom Predicted Broadband Speed: Standard - Download 19 Mbps - Upload 1 Mbps

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

Council Tax: Band D

### SITUATION

The property is situated at the heart of the very popular village of Exford,

overlooking the village green. Exford has two hotels, post office, shop, garage, village hall and a village school. Leading from Exford there are numerous footpaths and bridleways leading out to the adjoining countryside and over open moorland.

Dulverton, ten miles away, is a delightful small town nestling in the Barle Valley within the Exmoor National Park and is well known as The Gateway to Exmoor. It provides good day to day shopping together with two churches, post office, chemist, doctors, dentist and veterinary surgeries and a well used town hall. There are also good restaurants and recreational facilities including squash courts, all weather tennis courts and football and cricket pitches.

Minehead provides a greater selection of day to day shopping and commercial facilities, whilst the county town of Taunton has excellent road and rail communications.

### DIRECTIONS

From Dulverton take the A3223 road signposted to Exford, continuing across Winsford Hill and then turn right at Chibbet Post. Drop down into the village and turn right over the bridge in front of the White Horse Hotel. Turn left in front of the Crown Hotel and the property will be found on the right hand side, between the post office and the shop.

### LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £995.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,020.00. DEPOSIT: £1,148.00 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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.



19 Bampton Street, Tiverton, Devon, EX16 6AA  
01884 232872  
[rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)



@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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                             | 70      | 39        |
| EU Directive 2002/91/EC                     |         |           |