



Hornbeam Broad Close Farm, Rackenford, Devon EX16
8ED

Winter Let December 2025 to May 2026. Rurally set one bedroom fully furnished annexe in Rackenford. EPC Band E. Tenant fees apply. Fully furnished.

Rackenford 0.3 Miles - South Molton 12 Miles - Tiverton 9 Miles

• Fully Furnished • Open Plan Lounge Kitchen Diner • Double Bedroom • Ensuite Shower Room • Private Enclosed Courtyard • Rural Location • Deposit £807.00 • Winter Let from December 2025 to May 2026 • Tenant Fees Apply

£700 Per Calendar Month

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

ACCOMMODATION

To include:

OPEN PLAN KITCHEN LIVING SPACE 20'11" x 9'2"

Open plan with light wood effect laminate floor, windows to front and side, velux skylights, electric panel heaters, range of kitchen units with fridge with ice box, dishwasher, single sink and single drainer, ceramic hob, electric oven - Furnished

BEDROOM 9'2" x 11'9"

Double, laminate flooring, windows to side, velux skylight, electric panel heater, ensuite - Furnished

ENSUITE SHOWER ROOM 4'7" x 5'6"

Tiled flooring, corner shower cubicle with electric shower, WC, Basin, Electric heated towel rail

OUTSIDE

The property has sole access to a shed containing washing machine available for the tenants use. There is a private enclosed courtyard laid with slabs with table and chairs. Parking for one car.

SERVICES

Electric: Mains (Invoiced Monthly in Arrears)

Rent includes Water, Sewage, TV Licence, Broadband and Council Tax

Heating: Electric Panel Heaters

SITUATION

The property is situated in a quiet but convenient and easily accessible rural location on the outskirts of the popular village of Rackenford. The centre of Rackenford is approximately ¼ mile distant and has a community shop/post office and a well regarded primary school. Rackenford is also within easy reach of Tiverton approximately 8 miles distance, offering a good range of shops and services, both public and state schooling and many other facilities catering for a wide variety of needs.

DIRECTION

From the M5 turn off at J27 onto the A361 and continue on this road past Tiverton. After nearly 8 miles at Two Gates Cross turn left signed to Rackenford. In a short distance turn right towards Rackenford at the 'T' junction. On the edge of the village where the road bears sharp right and there is a turning to the left into the

village centre, drive straight ahead signed Witheridge and continue on this road. The track leading to Hornbeam will then be seen after a short distance on the right hand side labelled Broad Close Farm

LETTING

The property is available to let on a short term WINTER LET agreement. Lease to end on 1st May 2026. Fully furnished and is available now. RENT: £700.00 PCM (To include Water, Sewage, TV Licence, Broadband and Council Tax) exclusive of all other charges. DEPOSIT: £807.00 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 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.

RENTERS' RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7_roadmap.pdf



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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		89
(81-91) B		
(69-80) C		46
(55-68) D		
(39-54) E		46
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		