



Homelands Exford Road, Exford, Minehead, Somerset
TA24 7NY

A unfurnished three bedroom bungalow in the heart
of the Exmoor National Park with stunning views.

Exford - 1.0 miles Minehead - 12.4 miles Dulverton - 10.5 miles

• Three Double Bedrms • Newly Refurbished • Large Kitchen • Off Road
Parking • Pets Considered • Deposit £1,500 • Council Tax Band D • 6/12
months plus • Available End of January • Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION

To include:

ENTRANCE HALLWAY

4'7" x 15'5"

Carpeted porch with radiator and coat hooks leading to entrance hallway with radiator and door to

LIVING ROOM

13'9" x 14'9"

carpeted with double glazed window to front and side, radiator, stone fire place with log burning stove.

KITCHEN

13'9" x 9'10"

features newly fitted green fronted cabinets and wooden worktop, storage cupboard with shelves, airing cupboard with radiator, range cooker with ceramic hob and 3 ovens, extractor, vinyl floor, 1 and half sink with single drainer, space for dishwasher, spotlights and windows to side and rear.

UTILITY ROOM

7'2" x 6'6"

includes Belfast sink, storage units, radiator, door to rear with cat flap, space for washing machine.

HALLWAY

23'3" x 2'7"

newly fitted carpets, doors to bedrooms and bathroom.

MASTER BEDROOM

13'9" x 11'9"

Newly fitted carpets, large window to front and radiator

BEDROOM 2

12'1" x 11'9"

Newly fitted carpets, window to front and radiator

BEDROOM 3

9'6" x 10'2"

Newly fitted carpets, window to rear and radiator

BATHROOM

7'10" x 6'6"

Modern bathroom suite, bath with shower, toilet, basin, electric towel rail, extractor, spotlights and window to rear.

SEPERATE WC

Toilet with basin, radiator

OUTSIDE

Driveway and grass lawn to the front with wrap around walkway to the rear.

GARAGE/WORKSHOP

Double doors with radiator, windows to side, boiler and door to rear.

SERVICES

Heating: Oil fired central heating

Water: private water (£50 per month payable to landlord)

Drainage: Septic tank

Electric: Mains

Council Tax band D

Ofcom Predicted Broadband: Standard - Download 16Mbps - Upload 1 Mbps

Ofcom Predicted Mobile Data: Limited - EE, O2, Vodafone

SITUATION

Homelands is located just outside of the thriving village of Exford. Exford is a village located within the Exmoor National Park in Somerset, England. It's known for its picturesque setting, surrounded by rolling hills and the River Exe.

Exford is a vibrant village, complete with local primary school, shop, pubs and tea rooms. The smaller town of Dulverton, providing medical centre, further shops and pubs, can be found a mere 20 minutes away, while the coastal town of Minehead is 30 minutes away and provides further school, surgeries, shops and amenities.

DIRECTIONS

From Exford: Proceed southeast on Park Street towards Chapel Street (B3224). Then, turn left onto Church Hill (B3224). Finally, turn right onto Exford Road. Homelands will be on the left.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available end of January. RENT: £1,300.00 per calendar month exclusive of all charges. DEPOSIT: £1,500.00 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. Usual references required. Viewings strictly through the agents.

HOLDING DEPOSIT AND 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

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/6915beb8bc34c86ce4e6730/Implementing_the_rental_bills_act.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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