



Carpenters Lower Town, Christow, Exeter, Devon EX6  
7LZ

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A charming one/two bedroom newly renovated cottage with some beautiful historic features including exposed timber beams and a wood burner set into the fireplace.

Exeter City 10.2 Miles / Newton Abbot 12.6 Miles

- Available Now
- One/Two Bedroom
- Newly Renovated
- Modern Kitchen and Bathroom
- Garden to Rear with Decked Area
- Parking Space
- Deposit: £1442
- Term: 6 or 12 Months
- Council Tax Band D
- Tenant Fees Apply

£1,250 Per Calendar Month

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## DESCRIPTION

A charming one/two bedroom newly renovated cottage with some beautiful historic features including exposed timber beams and a wood burner set into the fireplace. The property comprises modern kitchen/dining room, study/entrance hallway and modern bathroom. Outside is a garden with flower beds, gravel paths and decking area. Council Tax Band C. Available Now. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

### STUDY / ENTRANCE HALLWAY 16'8" x 7'10"

Shelving, meter cupboard and radiator. Window to the front aspect. Door through to -

### SITTING ROOM 17'8" x 15'1"

Wood burner set in fireplace and window to the front aspect with window seat. Two x stairs lead to first floor.

Door to -

### KITCHEN / DINING ROOM 19'9" x 8'6"

Floor and wall mounted cupboards and drawer units, built in over with induction hob and extractor over. Integrated fridge and dishwasher. Sink with drainer and mixer tap over. Space for table and chairs, two windows to the rear aspect and door out to the rear garden.

### BEDROOM ONE 17'0" x 12'9"

Window to the front aspect and two x radiators.

### BEDROOM TWO / DRESSING ROOM

13'5" x 9'6"

Window to the front aspect and radiator.

## BATHROOM

Bath with shower over, low level WC and wash hand basin set in vanity unit. Mirror, heated towel rail and window to the rear.

## OUTSIDE

Rear garden with gravel paths, flower beds and decking area. Side access. Summer house with WC and shed.

## SERVICES

Mains water, gas and electric. Council Tax Band D.

## DIRECTIONS

From Exeter Exe Bridges proceed through St Thomas towards Poccombe bridge. On the B3212 Moretonhampstead road, proceeding through the village of Longdown, at Farrants Cross turn left, signposted Christow and Bridford. Cross the stone bridge and at the T-junction turn left onto the Teign Valley Road (B3193). Continue past the turning for Bridford and take the second turning on the right to Christow. Continue up into the village, passing the community hall on your left. Continue round the sharp right hand bend and the property is situated on the left before the church.

## SITUATION

Situated in the village of Christow in the Teign Valley which is a delightful part of the West Country which is surrounding by rolling





countryside. Christow offers local amenities including two shops, garage, post office and the well-known Artichoke Inn. Further amenities are the well thought of primary school, health centre and community centre. There are a range of activities available nearby including all weather tennis courts, football pitches and the Teign Valley Golf Club. The cathedral and university city of Exeter lies just ten miles away and boasts a wide range of amenities as would be expected from a centre of this size. Access to the A38 and other motorway junctions are also easily accessible.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1442 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 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.

### TENANT PROTECTION

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.







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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
27-38	F		
1-26	G		
Not energy efficient - higher running costs			
		44	73
England & Wales		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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