



Raddon Barton , Thorverton, Exeter, EX5 5PP

A spacious detached farmhouse situated in the Exe Valley with stunning countryside views. The property comprises of five bedrooms, two bathrooms, two reception rooms and kitchen/dining room. Gardens surround the property with driveway parking and garage.

Thorverton 1.4 Miles / Exeter City Centre 7.8 miles

- Available Now
- Five Double Bedrooms
- Two Bathrooms
- Garage and Garden
- Driveway Parking
- Countryside Views
- Term: 6 or 12 Months
- EPC E
- Deposit £2076
- Tenant Fees Apply

£1,800 Per Calendar Month

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DESCRIPTION

A spacious detached farmhouse situated in the Exe Valley with stunning countryside views. The property comprises of five bedrooms, two bathrooms, two reception rooms and kitchen/dining room. Gardens surround the property with driveway parking and garage. Thorverton is approx 1.4 miles away, the village boasts a Parish Church, Memorial Hall, Two pubs and a Post Office. Pets Considered. Available Now. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Radiator windows to side and front aspect doors to -

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and radiator. Window to the side aspect.

UTILITY AREA

8'10" x 8'6"

Work top with space for white goods under, wash hand basin and storage cupboards. Window to the side aspect.

KITCHEN/DINING ROOM

17'8" x 9'6"

Range of floor and wall mounted cupboards and drawer units. Sink with drainer and mixer tap, built in oven and four ring hob with extractor over. Oil fired Aga and space for white goods. Radiator and window to the rear.

RECEPTION ONE

22'7" x 18'4"

Wood burner, window to side and front aspect, sliding patio door to garden. Two x radiators.

OFFICE

13'9" narrowing to 10'2" x 8'10"

Radiator, window to the side and door out to -

CONSERVATORY

Door out to garden.

RECEPTION TWO

17'8" x 13'5"

Wood burner, window to the front aspect and radiator.

From the entrance hallway stairs lead to -

LANDING

Airing cupboard, window to rear aspect and radiator. Doors to -

BEDROOM ONE

19'0" x 10'9"

Built in wardrobe, windows to side and front aspect and radiator.

BEDROOM TWO

13'5" x 8'10"

Window to the side aspect and radiator.

BEDROOM THREE

16'0" x 10'9"

Built in wardrobes, radiator and window to the front aspect.

BEDROOM FOUR

10'5" x 9'2"

Window to the rear and radiator.

BEDROOM FIVE

14'9" x 8'10"

Shelving, windows to side and front aspect. Radiator.



BATHROOM ONE

Bath with shower over, Jack and Jill sink, low level WC and bidet. Cupboard with shelving, mirror and radiator. Window to the rear.

BATHROOM TWO

Bath, low level WC and wash hand basin. Window to the side aspect and radiator.

OUTSIDE

Gardens surround the property and is mostly laid to lawn with patio area from conservatory. Ample parking on driveway and garage.

SERVICES

Mains electric via sub meter to landlord. Oil fired central heating. Water included. Council Tax Band F.

DIRECTIONS

From Exeter proceed north on the A396, the Tiverton Road and continue through Rewe, turn left signposted Thorverton. Cross over the river and pass the cricket ground and continue through the village turning right signposted Crediton and Shobrooke. Continue along the road for around 1.5 miles passing a staggered cross roads, soon after property is situated on the left hand side opposite East Raddon sign (if you pass a large white house with a tennis court situated by the road you have gone too far).

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT:

£1800 pcm exclusive of all charges. Children/pets considered .Where the agreed let permits pets the RENT will be £1825pcm.

DEPOSIT: £2067, 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.

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.

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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
392 plus) A			
181-391) B			
109-180) C			
55-108) D		48	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
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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