STAGS

150 YEARS

KNOWLEDGE | TRUST | REPUTATION | EXPERIENCE |

, Kenton, Exeter, Devon EX6 8ET

A character, Grade II listed thatched cottage situated in a private rural location on the Powderham Estate with views over the surrounding countryside.

Exeter City Centre 8.6 miles

• Available now • Two Bedrooms • Sitting Room with Woodburner • Private Rural Location • Large Garden • Term: 6 months • Deposit: £1211 • Council Tax: E • Strictly No Pets • Tenant Fees Apply

£1,050 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A character, Grade II listed thatched cottage situated in a private rural location on the Powderham Estate with views over the surrounding countryside. The accommodation comprises: living room with wood burning stove, dining room, kitchen and bathroom on the ground floor. Two double bedrooms and small study on the first floor. Large garden and parking for two vehicles. Due to the location within the Estate, pets will not be permitted. Modern night storage heaters, private water supply, private drainage, mains electricity. EPC E. Tenant Fees Apply.

ACCOMMODATION

DOOR TO:

CONSERVATORY

With room for shoes and coats. Door though to:

KITCHEN

Galley kitchen with a range of fitted base units, space for electric cooker with extractor fan above and space for washing machine

BATHROOM

With WC, wash hand basin and bath with electric shower over.

DINING ROOM

Stairs up to first floor, door though to;

SITTING ROOM

Modern wood burning stove and under stairs storage cupboard

FIRST FLOOR LANDING

BEDROOM ONE

Double bedroom with airing cupboard

BEDROOM TWO

Double bedroom.

STUDY

OUTSIDE

The property benefits from a good size garden that wraps around the property and parking for two vehicles.

SERVICES

Mains electricity, private water supply charged separately at £30pcm and private drainage. Council Tax Band D.

EPC

BAND E

DIRECTIONS

What3words: inserting.attend.logbook

From Stags Southernhay office, leave the city on Topsham Road towards Countess Wear Roundabout. At the roundabout take the third exit marked Exminster/Dawlish. Continue over the swing bridge to the next roundabout. Take the first exit marked Dawlish (A379). Continue on this road for approximately 3.3 miles before turning right at the sign to Chiverstone Farm. Follow this lane for 1 mile and at the bend in the road, the driveway will be on your right. Follow the track down to the bottom and Sampsons Cottage will be on the left.

LETTINGS

The property is available to let unfurnished on a minimum 6 month initial term Assured Shorthold Tenancy from an established local Landlord. Unfurnished. Due to the location within the Estate, pets will not be permitted.

RENT: £1050 pcm exclusive of all charges.

DEPOSIT: £1,211 returnable at the end of the 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.
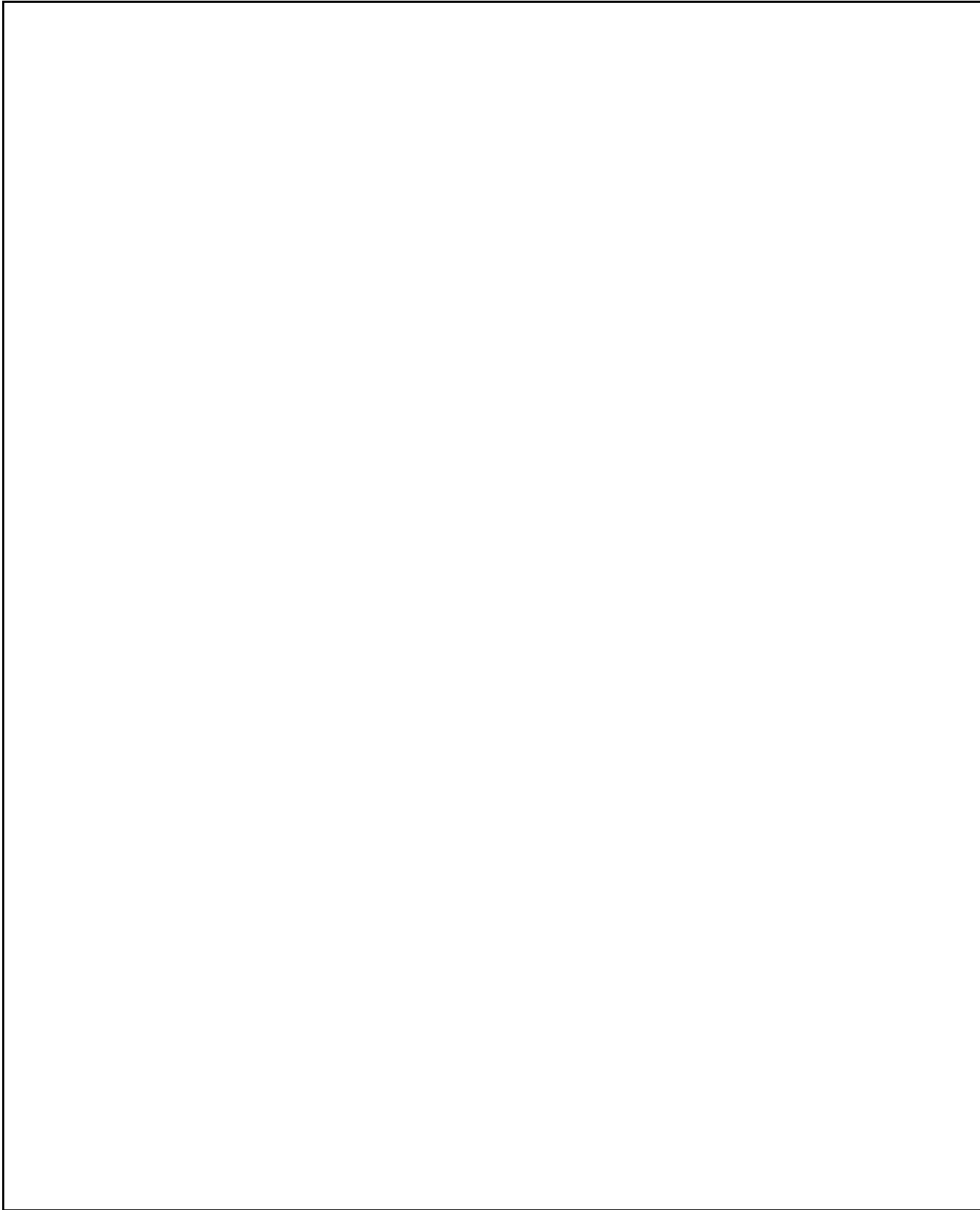
HOLDING DEPOSIT AND TENANT FEES

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

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

stags.co.uk