



STAGS

Pound Cottage Pound Lane, Bridford, Exeter, EX6 7HR

A superb four bedroom period cottage in the popular Teign Valley village of Bridford with views of surrounding countryside.

• Available July • Four Bedrooms • Three Bathrooms • Separate Sitting Room • Superb Views • Quiet Location • Council Tax Band F • Deposit: £2307 • Pets Considered • Tenant Fees Apply

£2,000 Per Calendar Month

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

DESCRIPTION

A superb four bedroom period cottage in the popular Teign Valley village of Bridford with views of surrounding countryside. Pets Considered. 6 or 12 Month Let. Council Tax Band F. Available July. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

An impressive entrance hallway comprising glass panelled door out to the rear garden, coat hooks and thermostat. Large under stair storage cupboard and doors leading to -

DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and obscure double glazed window to the front aspect.

KITCHEN / DINING ROOM

27'6" x 14'7"

Built in floor and wall cupboards and drawer units. Built in oven, with electric hob and extractor over. Sink with drainer and mixer tap over. Built in fridge and freezer. Wine rack. Window to the front aspect. Window to the rear aspect. Door opens in to garden.

RECEPTION ONE

18'2" x 12'1"

Dual aspect double glazed windows to the rear aspect with views of the garden and countryside beyond. Door to large cupboard with shelving and fridge/freezer. Steps down to -

RECEPTION TWO

19'7" x 13'5"

Wood burner, radiator and dual aspect double glazed windows to the front and rear. From the entrance hallway stairs lead to -

FIRST FLOOR

LANDING HALLWAY

Three double glazed windows to the rear aspect and two x radiators. Doors to -

BEDROOM ONE

16'8" x 15'8"

Three double glazed windows to the rear aspect and radiator.

ENSUITE

Shower, low level WC and wash hand basin. Built in drawers and cupboard space. Double glazed window to the front aspect and full length mirror. Radiator.

BATHROOM

Bath with shower over, low level WC and wash hand basin. Radiator. Obscure window to the front aspect.

BEDROOM TWO

13'6" x 10'0"

Double glazed window to the front aspect and radiator.

BEDROOM THREE

10'3" x 7'8"

Double glazed window to the front aspect, small storage cupboard and radiator.

BEDROOM FOUR

13'9" x 11'5"

Double glazed window to the front and rear aspect. Radiator.

ENSUITE

Shower, low level WC and wash hand basin.

OUTSIDE

Patio and lawned areas to the rear with spectacular views of the surrounding countryside. Swimming pool. Driveway parking for three cars.

SERVICES

Calor Gas. Mains Electric and mains water. Council Tax Band F.

Broadband:

Standard 9 Mbps / 0.9 Mbps

Superfast 80 Mbps 20 Mbps

Mobile phone coverage: Inside - Three, 02 and Vodafone limited / Outside EE, Three, 02 and Vodafone - Likely

DIRECTIONS

As you enter the village from the B3193 turn right at the T junction signposted Exeter and Chudleigh. Take the first right into Pound Lane and the property can be found on your right hand side after approx 100 yards (attached to Pound Cottage).

LETTINGS

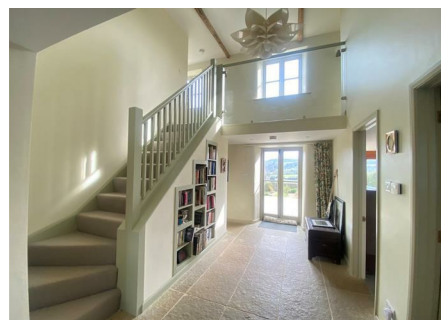
The property is available to let on a assured shorthold tenancy for 6 /12 months plus and is available July. RENT: £2000 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £25 extra per pet. DEPOSIT: £2307, returnable at end of tenancy subject to 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

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.



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		