



The Old Post Office School Lane, Thorverton, Exeter,
Devon EX5 5NR

A beautiful Grade II listed home in the heart of the
popular village of Thorverton.

M5 Motorway (J28 and J29) 8.5 miles. Exeter 7 miles. Tiverton 8 miles.

• Available August • Four Double Bedrooms • Bedroom One with Dressing Room and
Ensuite • Original Working Features of The Old Post Office • Walled Garden with Lawn and Patio
Area • Term: 12 Months • Deposit: £2711 • Council Tax Band D • Tenant Fees Apply

£2,350 Per Calendar Month

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

DESCRIPTION

A beautiful Grade II listed home in the heart of the popular village of Thorverton. The property comprises, large entrance hallway, sitting room, dining room, kitchen/breakfast room, study, four double bedrooms (bedroom one with ensuite) and family bathroom. Outside is a walled garden with lawn and patio area. The property is available beginning of August. Tenant Fees Apply.

ACCOMMODATION

The front door opens into -

ENTRANCE HALLWAY 17'4" x 9'11"

Large feature fireplace, understairs storage cupboard, shelving and radiator. Stairs lead to the first floor and doors to -

SITTING ROOM 16'4" x 14'9"

Wood burner with mantle over, three radiators and windows to the front and side aspects.

DINING ROOM 17'4" x 10'5"

Feature fireplace, window with window seat to the front aspect and radiator.

STUDY 10'5" x 9'6"

The Old Post Office counter area with original working features is currently used as a study with window to the side aspect and feature fireplace.

UTILITY

Storage cupboards, sink and work top. Space for white goods, window out to the rear aspect and boiler.

CLOAKROOM

Low level WC and wash hand basin.

KITCHEN / DINING ROOM 22'3" narrowing to 8'6" x 14'1" narrowing to 8'6"

Floor and wall mounted cupboards and drawer units. Aga and electric cooker with four ring hob and extractor over. Sink with mixer tap over and drainer. Window to the side aspect. Space for table and chairs and doors out to the

back garden. Radiator.

From the entrance hallway stairs lead to -

LANDING

Built in storage and doors to -

BATHROOM

Large bath with shower over, low level WC and wash hand basin with mirror above. Radiator with rail above and window to the side aspect.

BEDROOM THREE 14'9" x 11'9"

Windows to front and side aspect one with window seat. Radiator.

BEDROOM FOUR 10'5" x 10'2"

Storage cupboard, window to the front aspect and radiator.

BEDROOM TWO 16'8" x 11'9"

Two built in wardrobes, feature fireplace and window to the front aspect. Radiator.

BEDROOM ONE 17'8" x 13'5" narrowing to 9'6"

Two built in storage cupboards, window to the front and rear aspect. Radiator.

DRESSING ROOM 14'5" x 6'9"

Wardrobe and window to the side aspect.

ENSUITE

Shower, low level WC and wash hand basin. Heated towel rail and window to the rear aspect.

OUTSIDE

Walled garden with lawn and patio area.

DIRECTIONS

Head south on Southernhay towards Chichester Mews. Turn left on to Barnfield Road and then turn left on to Western Way/B3212. At the roundabout, take the 3rd exit and stay on Western Way/B3212. At the next roundabout, take the 2nd exit and continue on to Old Tiverton Road. At the



roundabout, take the 2nd exit on to Stoke Hill. After 2.6 miles, take a right on to Stoke Hill/A396 and keep following the A396. Turn left and continue on to Silver Street and after 0.5 miles continue on to Bullen Street. The Old Post Office will be on the left hand side on the corner between Bullen Street and School Lane.

SERVICES

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

SITUATION

Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton with an active community and an excellent range of amenities, including primary school, shop and Post Office, Doctors Surgery, two pubs, church and village hall. The nearby village of Silverton to the east has a doctor's surgery. Surrounding the property is beautiful unspoilt countryside, along with the River Exe to the west, providing superb local rural walks.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights. Crediton, to the south west, has a range of facilities, including Queen Elizabeth's School, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being junction 29. There are mainline railway stations at Exeter and Tiverton Parkway.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available August 2025. RENT: £2350 pcm exclusive of all charges. Where the agreed let permits pets the RENT will be £2375.

DEPOSIT: £2711, 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.

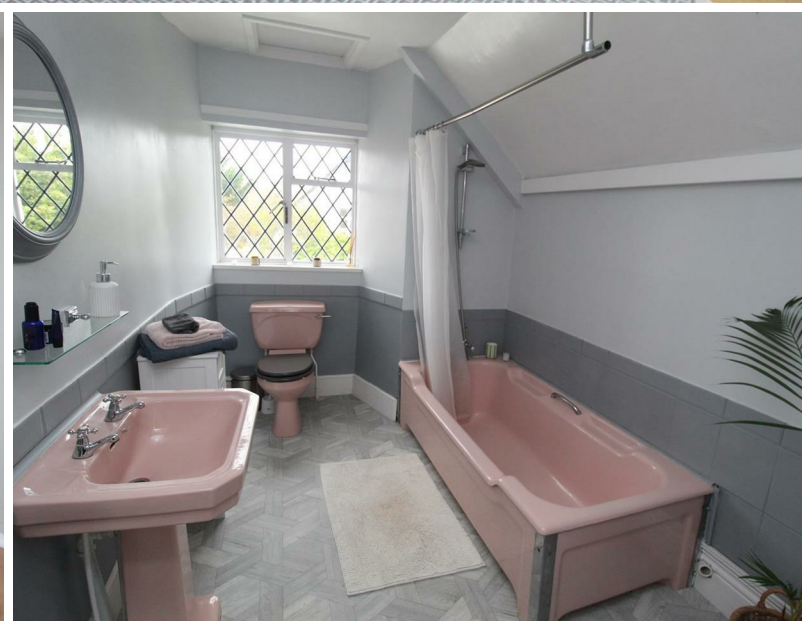
HOLDING DEPOSIT AND TENANT FEES

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		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		78
C (69-80)	64	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		