



STAGS

20 Silver Street, Thorverton, Exeter, Devon EX5 5LT

A period four bedroom spacious house enjoying superb rural views situated in the favoured village of Thorverton.

Thorverton

• Four Bedrooms • Gas Central Heating • Period House • Favoured Village Position • Local Amenities • Rural Views • Council Tax Band E • Term: Long Term • Deposit: £1903 • Tenant Fees Apply

£1,650 Per Calendar Month

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

DESCRIPTION

A period four bedroom spacious house enjoying superb rural views situated in the favoured village of Thorverton. The accommodation comprises; entrance porch, sitting room, dining room, kitchen, utility room and a cloakroom WC on the ground floor. On the first floor there are four bedrooms, master having an en suite shower room and family bathroom. To the outside there is off-road parking, a garage and delightful gardens which back on to open countryside to the rear. Unfurnished. Gas-fired central heating. Available June. EPC Band B. Tenant Fees Apply.

SITUATION

Situated close to the centre of the sought-after village of Thorverton which has a primary school, church, post office, village shop and two pubs along with an excellent community life. The neighbouring Exe valley village of Silverton, which has a convenience store, post office and two pubs plus other facilities, is about 3 miles to the east. The cathedral and university city of Exeter, which has a range of facilities befitting a centre of this importance, is less than 8 miles away. Also in Exeter are railway stations on the London Waterloo and Paddington lines, whilst Exeter international airport is to the east of the city and the M5 junction is in the region of 11 miles. To the north of the property is Tiverton, beyond which is Tiverton Parkway railway station and junction 27 of the M5 motorway.

ACCOMMODATION

Covered entrance porch, partly glazed door leading to.

ENTRANCE HALL

Carpet laid, useful under stair cupboard also housing the gas-fired combination boiler, doors and stairs leading off.

SITTING ROOM

A generous sized triple aspect room with fully glazed doors enjoying views over the garden and beyond. Modern decorative fire with surround, carpet laid.

DINING ROOM

Another good sized room with windows looking to the front of the property. Feature woodburning stove to wood surround and exposed brickwork. Varnished solid wood flooring laid.

KITCHEN

Window looking over the garden and beyond to open countryside. The kitchen comprises; base and wall units to stone effect worktops and ceramic tile splashback. Integrated double oven and four burner gas hob with cookerhood over. Space and plumbing for a dishwasher, space for an undercounter fridge. Vinyl flooring laid. Door leading to.

CLOAKROOM

Partly glazed door leading to the garden. Leading off the cloakroom is the:-

UTILITY ROOM

Window looking over the garden. Fitted wall and base units to worktops, fitted sink and ceramic tile splashback. Space and plumbing for a washing machine. Door leading off to.

CLOAKROOM WC

Comprising; hand basin and WC.

STAIRS & LANDING

Carpet laid, varnished stair furniture and an airing cupboard. Window looking to the rear enjoying superb views over rolling Devon countryside.

BEDROOM 1

A sizeable dual aspect master bedroom enjoying views over open countryside. Carpet laid, fitted wardrobe, door leading to.

EN SUITE SHOWER ROOM

Obscured glazed window, ceramic tile splashback to shower cubicle, WC and hand basin.

BATHROOM

Bathroom suite comprises: wood panelled bath, hand basin, bidet and WC. Separate shower cubicle, ceramic tile splashback.

BEDROOM 2

Double in size, window looking to the rear garden and beyond. Carpet laid.

BEDROOM 3

Small double, window looking to the front of the property, carpet laid.

BEDROOM 4

Single in size or ideal study. Window looking to the front of the property, carpet laid.

OUTSIDE

To the front of the property there is off-road parking for three cars finished to brick paving and a single garage with up and over door. The garage has power. In addition there is a lawned area to low stone wall, pedestrian gate and path leading to the covered porch. In addition there is a side gate leading to the rear garden. The rear garden comprises; paved terrace leading to well kept lawns and well stocked planted areas to include vegetable plots and brick built garden shed. Views across open countryside can be enjoyed from the garden.

SERVICES

Mains water and drainage, mains electric and gas-fired central heating. Solar panels have been fitted and the successful tenant will benefit from these, however the Landlord will continue to receive the payments for the units sold to the provider, Council Tax band E (055LTSIL0200)

DIRECTIONAL NOTE

From Exeter proceed north on the A396, the Tiverton Road and continue through Rewe until the Ruffwell Inn whereupon turn left signposted Thorverton. Cross over the river and pass the cricket ground and before reaching the centre of the village, 20 Silver Street will be found on the left hand side, set back from the road.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available end of June. RENT: £1,650 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1,903 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		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		