



Thorverton House Exeter, Thorverton, Devon, Devon EX5 5LT

A superb Grade II listed Georgian family home located in the popular village of Thorverton only 7 miles from Exeter.

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

• Detached House • Four Double Bedrooms • Gardener Included • Private Gated Driveway • Popular Village Location • Council Tax Band G • EPC E • Term: 6 / 12 months • Deposit: £3115 • Tenant Fees Apply

£2,700 Per Calendar Month

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

DESCRIPTION

A superb Grade II listed Georgian family home located in the popular village of Thorverton and only 7 miles from Exeter. The property comprises four double bedrooms, dressing room, two family bathrooms, four reception rooms, kitchen, utility and large attic room. Outside there is a rear garden of approximately 1 acre separated into two areas, a walled garden with lawn, flower beds and patio and beyond a large lawn bordered by hedgerow and mature trees. Driveway parking for multiple vehicles. Available December. Council Tax Band G. Tenant Fees Apply.

ACCOMMODATION

Front door to -

ENTRANCE HALLWAY	15'8" x 13'5"
SITTING ROOM	17'0" x 16'0"
SUN ROOM	20'4" x 11'1"
DINING ROOM	16'0" x 16'0"
STUDY	20'4" x 11'1"
UTILITY ROOM / CLOAKROOM	11'1" x 5'6"
PANTRY	16'8" x 5'2"
KITCHEN	16'0" x 15'1"
REAR ENTRANCE HALL	11'9" x 10'2"

BEDROOM ONE

16'6" x 15'5"

BATHROOM

BEDROOM TWO

16'6" x 10'9"

BATHROOM

BEDROOM THREE

15'8" x 10'9"

DRESSING ROOM

11'9" x 10'9"

BEDROOM FOUR

15'5" x 10'9"

SERVICES

Mains Electric, Gas and Water. Council Tax Band E.

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 the property can be found on the right hand side.

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 6 /12 months, unfurnished and is available December. RENT: £2700 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2725. DEPOSIT: £3115, 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.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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.



21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	54	76
EU Directive 2002/91/EC		

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