



Small Field Black Dog, CREDITON, Devon EX17 4RW

A well presented two bedroom unfurnished bungalow enjoying stunning rural views.

• Open Plan Living Space with Woodburner • Utility/Boot Room • Two Double Bedrooms • Rural Location • Large Garden • Pets Considered • Council Tax Band C • Deposit £1,384.00 • Available Immediately • Tenant Fees Apply

£1,200 Per Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

From front UPVC door into

HALLWAY

With solid wood flooring, radiator, coat hooks. Door into

OPEN PLAN LIVING SPACE

Superb light and spacious triple aspect room with vaulted ceiling, solid wood floor and spotlighting. KITCHEN comprising fitted base units, ceramic sink, electric oven, ceramic hob, dishwasher and fridge/freezer. SITTING/DINING AREA with woodburner, ample space for dining table and chairs, superb rural views.

UTILITY/BOOT ROOM

With wood floor, fitted wall units, worksurface with space for washing machine and tumble dryer below, oil fired boiler running domestic hot water and full central heating, radiator, windows to side and front, door to outside.

BEDROOM ONE

Spacious dual aspect double room with solid wood floor, two radiators, built in shelving.

BEDROOM TWO

Good sized double with solid wood floor, radiator, window to side.

SHOWER ROOM

With tiled floor, spotlighting, suite comprising shower enclosure, wash hand basin, WC, towel rail, windows to rear.

OUTSIDE

The property sits within a large garden laid to lawn with decked area

immediately to the front providing a raised seating space to take in the superb views across the adjoining countryside. There is parking for 2 cars and a small garden shed for tenants use.

SERVICES

Electricity: Mains

Water: Mains

Drainage: Private (Septic Tank)

Heating: O.F.C.H

Ofcom Predicted Broadband Speed: Ultrafast - Download 1,800 Mbps -

Upload: 220 Mbps

Ofcom Predicted Mobile Data: EE, Three & O2 (Variable Outdoors)

Council Tax: Band C

SITUATION

This area of Mid Devon is very popular for its beautiful and unspoilt rolling countryside, whilst being easily accessible to local towns. The property is situated on the edge of Black Dog and close to the village of Puddington and Black Dog, both with churches, village hall and pub.

Tiverton is about ten miles distant offering a good range of amenities, including schools, supermarkets and shops catering for everyday needs, a modern hospital and sports centre. For independent schools, Blundell's is within easy driving distance and offers discounts to local pupils.

This part of Devon is very accessible. At Tiverton there is a dual carriageway link (A361) to the M5 Motorway at Junction 27, alongside lies Tiverton Parkway Railway Station with fast trains to London Paddington.



The Cathedral City of Exeter is approximately sixteen and a half miles and has all the amenities associated with a major regional centre, including an airport with national and international flights.

DIRECTIONS

From Tiverton take the B3137 towards Witheridge and proceed for about 5.5 miles, passing Cruwys Woods and Pages Cross, and turn left at Peak Cross signed Puddington and Black Dog. Follow this road into Puddington and in the centre of the village bear right towards Black Dog. On reaching the village at the cross roads turn left towards CREDITON. Proceed along this road for just over a mile taking the lane on your right signed East Emlett. Proceed down the lane and Small Field will be found after a short distance, on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 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.

Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

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.

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 RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	59	76
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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