



5 Chapples Square, Barrington Street, Tiverton, EX16
6QH

Two bedroom semi detached house in Tiverton
Town Centre.

M5 (J27)/Tiverton Parkway 7 miles - Exeter 15 miles

• Close to Tiverton Town Centre • Front Garden • Pets Considered (Terms Apply) • NO PARKING • Galley Style Kitchen • 6 Months Plus • Council Tax Band A • Deposit: £865.00 • Available Immediately • Tenant Fees Apply

£750 Per Calendar Month

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

ACCOMODATION

To include:

OPEN PLAN LIVING SPACE

Windows to front and rear, carpeted, radiators

KITCHEN

Galley style kitchen, roll top worktop, range of wood fronted wall and floor units, space for freestanding cooker, washing machine, radiator, stainless steel sink with mixer tap and drainer

STAIRS/LANDING

Carpeted

BEDROOM ONE

Double. Carpeted, radiator, window to front, loft hatch with steps leading into converted storage area with Velux window, and carpeted.

SHOWER ROOM

Tiled floor, window to front, shower cubicle with electric shower, WC, basin and radiator

BEDROOM TWO

Single. Carpeted, window to rear, radiator, airing cupboard with boiler.

OUTSIDE

Enclosed front courtyard with gravel and slabbed path. Garden storage boxes.

SERVICES

Gas: Mains

Electricity: Mains

Water & Drainage: Mains

Heating: Gas Fired Central Heating

Ofcom Predicted Broadband Speeds: Standard - Upload: 21 Mbps

- Download: 1Mbps

Ofcom Predicted Mobile Data: EE, Three, O2 & Vodafone

Council Tax: Band A (Mid-Devon District Council)

NO PARKING

SITUATION

Set just off a central street in Tiverton Town Centre, the property is a short stroll from everyday shops, cafés and a local market, and within easy walking distance of the main bus station; a mainline rail connection lies about 5½ miles away. Healthcare, larger supermarkets, a canal-side country park for walking and cycling, and local heritage attractions and a museum are also nearby.

DIRECTION

Walking:

From Tiverton town centre (Fore Street), walk into Bampton Street and continue straight as it becomes Barrington Street; look for the small courtyard signed Chapples Square just off Barrington Street and go in. No. 25 Chapples Square, Barrington Street, Tiverton EX16 6QH is within that courtyard.

whatthreewords: ///dame.allow.city



LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £750.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £775.00 DEPOSIT: £865.00 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.

HOLDING DEPOSIT & 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 RIGHTS BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/_roadmap.pdf





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 plus	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		57	
		EU Directive 2002/91/EC	

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