



**Flat 1 The Mill House, Exeter, EX6 7EF**  
**£900 Per Calendar Month**

A nicely presented DUPLEX APARTMENT situated on the outskirts of Dunsford on the River Teign approximately six miles from Exeter offering attractively presented and spacious TWO BEDROOM accommodation with OFF ROAD PARKING and the use of COMMUNAL GARDENS. Available 24th July 2026. \* No pets due to the shared communal arrangement of the building and the gardens \*

## SITUATION

Dunsford is a much sought after village situated within the Teign Valley, only 6 miles from Exeter and offering local facilities such as a good primary school (Ofsted 2022), a public house, post office/village store, and tea rooms. The property is well placed for access to the University and Cathedral City of Exeter which has an extensive range of facilities including an excellent range of shops, banks, cafes, and restaurants as well as a good selection of schools, both state and private. It also has direct rail links on both the Waterloo and Paddington Lines to London with the shortest journey time from Exeter to London being under 2 hours, as well as Exeter International Airport. The property is located just inside Dartmoor National Park which is renowned for its beauty and provides wonderful opportunities for countryside enthusiasts including walking, cycling, rock climbing and fishing. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton, Okehampton and Exeter, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Crediton, Okehampton and Exeter, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

## DESCRIPTION

Flat 1, The Mill House is a purpose built self contained duplex apartment situated on the outskirts of Dunsford on the B3212 in the heart of the Teign Valley in a building of nine other similar properties, offering comfortable and well presented two bedroom accommodation with a well fitted Kitchen and a modern Bathroom. Internally the accommodation is well laid over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Dining Room and a separate Study, whilst on the first floor there are two double bedrooms. Flat 1, The Mill House also benefits from uPVC double glazing and individually metered LPG gas central heating. Outside the property benefits from off-road parking and communal gardens which adjoin the River Teign creating a really super addition. The property is available from the 24th July 2026 and all applications are subject to successful financial referencing. \*\* No Pets due to the shared communal arrangement of the building and gardens \*\*

## OUTSIDE

Flat 1 benefits from a Juliette balcony which overlooks the River Teign and creates a lovely Summer Seating Area, whilst outside there are good sized communal gardens and grounds that adjoin the River Teign creating a really super

addition. The property also benefits for off-road parking for one car. The Gardens are maintained at the landlords expense.

## SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.  
Individually Metered LPG gas central heating  
Satellite available via Sky.  
Broadband speed is 15 Mbps (Standard).  
Mobile Phone coverage by EE, Vodafone, Three and O2 (info taken from ofcom checker, please check suitability/connections with your own provider)  
Council Tax Band B - £1,996.86p.a. for 2026/27

All services to be paid for by the tenant in addition to the rent

**\*\* PLEASE NOTE - PETS WILL NOT BE ACCEPTED AT THIS PROPERTY DUE TO THE COMMUNAL ARRANGEMENTS & DIRECT ACCESS ONTO THE ROAD \*\***

## INITIAL COSTS

Rent ~ £900 per calendar month  
Deposit - £1,038 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

## HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

## VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and

access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - September.Starting.Lamp

### **DISCLAIMER**

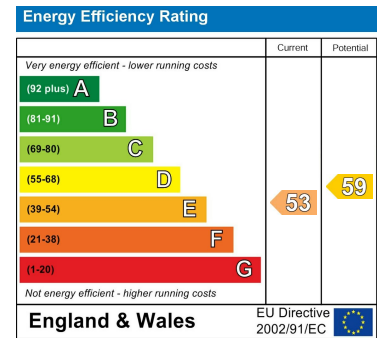
Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.