


STAGS

Beech Cottage Puddington, Puddington, Tiverton, Devon EX16 8LP

## A well presented and recently refurbished, three double bedroomed cottage in Puddington.

Tiverton 10 miles - Exeter 14 miles - Crediton 9 miles - Tiverton Parkway 18 Miles

• Three Bedrooms • Finished To A High Standard • Fully Furnished • Biomass Heating • Large Garden • Available mid-December • Deposit: £1,500.00 • Council Tax Band B • Tenant Fees Apply

## £1,300 Per Calendar Month

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

## ACCOMMODATION;

### LOUNGE
With wood effect laminate flooring, dual aspect, radiator, double doors leading onto the rear garden.

### KITCHEN/BREAKFAST ROOM
Newly installed Kitchen with wood effect laminate flooring, range of wall and floor units, belfast sink, built-in fridge/freezer and dishwasher, microwave, electric oven and hob, dual aspect, radiator.

### UTILITY ROOM
With wood effect laminate flooring, floor units, sink, large storage cupboard, window to rear, door providing side access.

### BEDROOM ONE
Large double, with wood effect laminate fooring, dual aspect, radiator, large walk-in dressing room.

### ENSUITE WET ROOM
With tiled flooring, shower screen and head, WC, wash hand basin, chrome heated towel rail, window to front.

### BEDROOM TWO
Double, with fitted carpet, built-in wardrobes, dual aspect, radiator.

### BEDROOM THREE
Double, with fitted carpet, window to front, radiator.

### BATHROOM
With tiled flooring, shower enclosure, WC, wash hand basin, chrome heated towel rail.

### OUTSIDE
To the rear is a patio area directly outside the back doors and steps up to a large enclosed lawned area.

To the front is two allocated parking spaces.

### SERVICES
Electric - Mains connected
Drainage - Private (Septic Tank) (£10 per calendar month payable to landlord)
Water - Mains connected
Heating - Biomass boiler providing heating and hot water to the property (£120 per calendar month payable to the landlord)
Ofcom predicted broadband services - Ultrafast: Download 900 Mbps - Upload 900 Mbps
Ofcom predicted mobile coverage for voice and data: TBC
Local Authority: Council tax band B

### SITUATION
Puddington is surrounded by beautiful countryside with rolling green fields, and the village itself has a village hall and church. The larger villages of Morchard Bishop and Witheridge, about 5 miles and 3 miles distant respectively, together offer shops and amenities, including primary schools, churches, stores, newsagents, public houses and restaurants, doctors' surgery, vets and sports clubs including football, cricket and tennis courts.

The market town of Tiverton, approximately 9 miles to the east, provides a comprehensive range of shopping and recreational facilities alongside both public and state schooling.

### DIRECTIONS
From Tiverton take the B3137 towards Witheridge. Proceed through Withleigh and up through Cruwys Morchard woods, passing Pages Cross and take the next turning left at Peak Cross, signposted Puddington and Black Dog. Proceed for about three miles until you reach the village of Puddington. As the road bends to the right turn left signposted Poughill and Pennymoor and then turn right signposted 'Poughill', turn right signposted 'Beech Cottage' and the property will be found down the road on the right hand side.

What3Words: ///options.ordeals.comic

### LETTING
The property is available to let on an assured periodic tenancy, furnished and is available immediately. RENT: £1,300.00 pcm exclusive of all charges. DEPOSIT: £1,500.00 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.

The Landlord would prefer no pets residing at this property.

### 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 BILL
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.







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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