



47 Devonshire Rise, Tiverton, EX16 4QR

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Well present three/four bedroom family home in Tiverton.

Tiverton Town Centre Miles 1.5 - Exeter 14 Miles - M5 Junction 27 8 Miles

• 3/4 Bedrooms • 3 Modern Bathrooms • Pets Considered (Terms Apply) • Close to M5 • Close to local amenities • Spacious Family Home • Council Tax Band D • Deposit: £1,875.00 • Available: End of February • Tenant Fees Apply

£1,625 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

## ACCOMODATION

To include:

### ENTRANCE PORCH

### LANDING

Carpeted, radiator

### KITCHEN/DINER 16'4" x 8'6"

Tile effect vinyl floor, windows to front and side, range of floor and wall units, double oven, gas hob, extractor, 1.5 sink and single drainer, integrated dishwasher

### BEDROOM/STUDY 7'10" x 7'10"

Vinyl flooring, space for washing machine, patio doors to garden

### LIVING ROOM 13'5" x 12'9"

Carpeted, windows to front

### FIRST FLOOR BATHROOM 8'2" x 5'6"

Vinyl floor, bath, window to rear, basin, WC, radiator

### BEDROOM 3 10'2" x 8'6"

Carpeted, window to rear, radiator

### STAIRS TO GROUND FLOOR

### BEDROOM 2 12'9" x 8'6"

Window to front, carpeted, radiator

### ENSUITE 7'6" x 4'11"

Vinyl floor, basin, WC, shower

### MASTER BEDROOM 16'0" x 9'10"

Carpeted, window to front, radiator

### ENSUITE & DRESSING ROOM

Ensuite: Vinyl floor, shower, bath, basin, WC, heated towel rail

Dressing Room: Carpeted, fitted wardrobes and cupboards

### OUTSIDE

Tiered garden with 2 slabbed patio areas and grass lawns. Single garage with 3 off road parking spaces.

### SERVICES

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Heating: Gas Central Heating

Ofcom Predicted Broadband: Superfast - Download: 80 Mbps

- Upload: 20 Mbps

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

Council Tax: Band D

### SITUATION

Devonshire Rise is a popular modern residential development on the eastern edge of Tiverton, offering a quiet setting while remaining close to the town centre. The area benefits from excellent transport links, with easy access to the A361, M5 and Tiverton Parkway station, as well as nearby shops, schools and countryside walks, making it an ideal location for convenient everyday living.

## DIRECTION

what3words: ///hits.pepper.pillow

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available end of February. RENT: £1,625.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,650.00. DEPOSIT: £1,875.00 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.

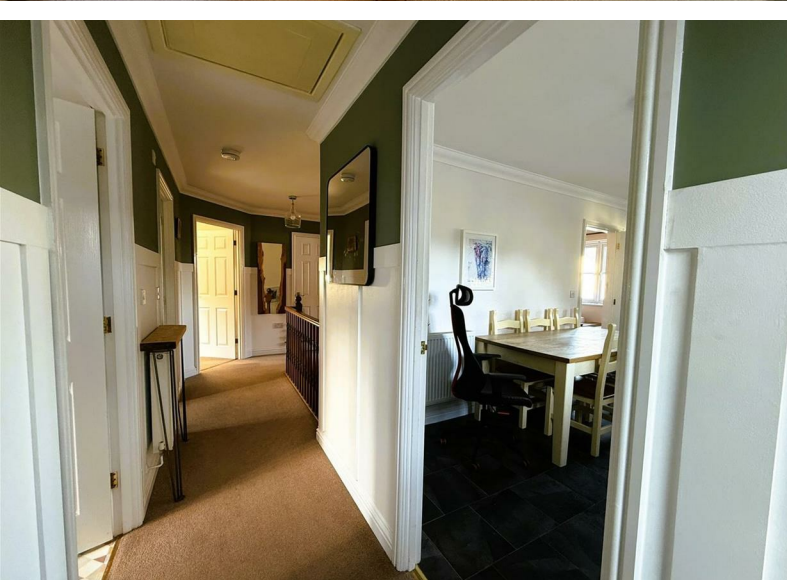
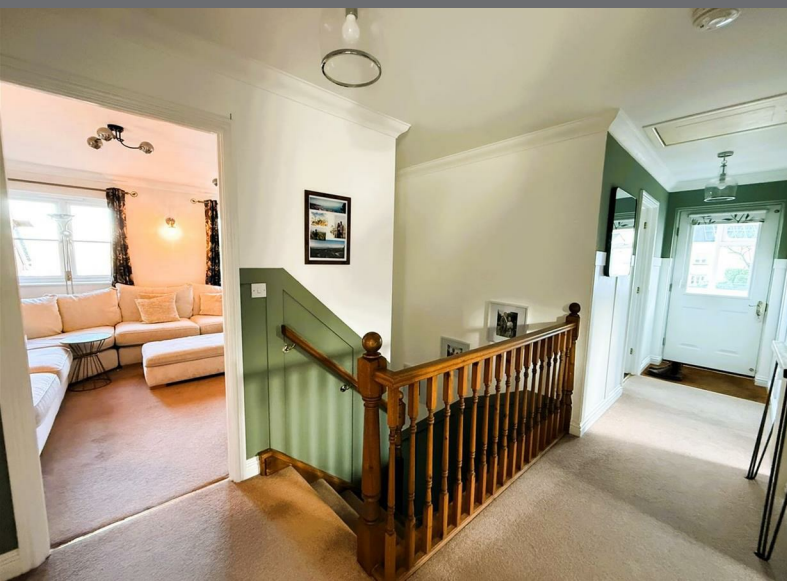
## TENANT PROTECTION

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.

## RENTER'S 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c/_roadmap.pdf)



**1ST FLOOR**  
APPROX. FLOOR AREA 600 SQ.FT. (55.7 SQ.M.)

**GROUND FLOOR**  
APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92+) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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@StagsProperty



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