



Hawkridge Farm House Coldridge, CREDITON, Devon EX17 6AR

A spacious and well appointed semi detached house located within the peaceful village of Coldridge

Crediton 10 miles - Exeter 18 miles

• Quiet Village Location • Large Modern Kitchen • Recently Redecorated • Three Large Double Bedrooms • Wood Burner & Open Fire • Pets Considered (Terms Apply) • Deposit: £1,615.00 • Council Tax: Band F • Available Immediately • Tenant Fees Apply

£1,400 Per Month

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

ACCOMMODATION

Upvc door from side of property leading to;

REAR PORCH/BOOT ROOM

With painted concrete floor, storage shelf useful for shoes and glazed wooden door to;

REAR HALLWAY

With newly fitted night storage heater, coat hooks, wooden flooring and doors to;

UTILITY

With wooden fronted wall and base units, stainless steel sink unit, space and plumbing for washing machine and tumble drier, wooden floor and door to;

CLOAKROOM

With low level WC and wooden flooring

KITCHEN

Large, dual aspect room with range of wooden fronted wall, base and drawer units with laminate work top, newly fitted night storage heater, freestanding dishwasher, stainless steel sink unit, built in electric oven with 4 ring electric hob, wooden floor, door leading to pantry cupboard and stable door to;

LIVING ROOM

Large dual aspect room with patio door to garden, newly fitted night storage heaters, Multi-fuel burning stove, fitted carpet and door through to;

ENTRANCE HALL

With stairs rising, glazed wooden door to entrance porch, under stairs cupboard and fitted carpet. Door to;

SNUG/ DINING ROOM

With fitted shelving unit, radiator, Log burning stove and fitted carpet. Glazed wooden door to;

CONSERVATORY

With door to garden and fitted vinyl.

STAIRS & LANDING

Stairs rising to good sized landing, newly fitted night storage heater and fitted carpet. Doors to;

BATHROOM

White suite comprising bath with electric shower over, wash hand basin with mirror and shaver socket above, low level WC, towel rail, airing cupboard with slatted shelves and vinyl.

BEDROOM 1

Double room with electric heater, TV point and fitted carpet. Door through to;

EN-SUITE

With large tiled shower cubicle, wash hand basin, low level WC, heated towel rail, Dimplex fan heater and tiled floor.

MASTER BEDROOM

Large double with views across the rolling countryside, electric heaters and fitted carpets. Door through to;

DRESSING ROOM

With built in wardrobe, ample storage and fitted carpet. Door to;

EN-SUITE

Vinyl en-suite with white suite comprising bath, wash hand basin and low level WC, Dimplex fan heater and heated towel rail.

BEDROOM 3

Double with window to front and fitted carpet.

OUTSIDE

To the front of the property is an established garden laid mainly to

lawn with mature trees and shrubs. There is also a paved area ideal for outside seating. To the rear of the property is a good sized car port with further parking area to the side. There is also 2 storage sheds which provide useful space for gardening equipment.

SERVICES

Electricity: Mains (via sub-meter and invoiced directly by the Landlords)

Water: Mains (amount payable each month directly to Landlords)

Drainage: Private

Heating: New Night Storage Heaters & Log Burning Stoves

Ofcom Predicted Broadband: Standard - Download: - Upload:

Ofcom Predicted Mobile Data:

Council Tax: Band F

SITUATION

The property is located in a peaceful and rural location in the heart of the Mid Devon countryside just outside the hamlet of Coldridge, which has a church and village hall. The strong communities of Winkleigh and Copplestone are within 4 miles drive.

LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available immediately. RENT: £1,400.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,425.00. DEPOSIT: £1,615.00 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

AGENTS NOTE

The Property is located on a working dairy farm. Due to this noise from animals, and farm machinery should be expected. Care must also be taken with children.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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