



Cotton Heath House Way Village, Tiverton, Devon EX16
8LY

A spacious and flexible 4 bedroom period
farmhouse in Way Village, Tiverton.

Tiverton 7 Miles | Exeter 15 Miles | M5 J27 & Tiverton Parkway station 15
Miles

• Large Period Detached Country Home • Four Double Bedrooms • Large
Garden • South Facing with Views • Solar Powered • Available
Immediately • Deposit: £1,903.00 • Council Tax Band E • Tenant Fees Apply

£1,650 Per Month

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

ACCOMMODATION

To Include:

BOOT ROOM

197'6" x 7'11"

Stone tiled floor, window to side, wood paneled walls, radiator

UTILITY

13'1" x 7'9"

Stone tiled floor, window to rear, airing cupboards, worktop, space for washing machine and dryer

DOWNSTAIRS SHOWER ROOM

Tiled floor, window to side, shower, WC, basin, wooden unit, radiator, boiler

KITCHEN/DINING ROOM

18'6" x 16'2"

Terracotta tiled floor, range of wooden floor and wall units, quartz worktop, space for dishwasher, single sink and single drainer, AGA, space for table

SUN ROOM

17'3" x 5'11"

Wood flooring, windows to side, patio doors to garden

INNER HALLWAY/OFFICE

Laminate flooring, window to front

SITTING ROOM

16'4" x 15'7"

Carpeted, window to rear, feature stone fireplace with multi fuel stove

PLAY ROOM

19'4" x 10'8"

Carpeted, windows to side and front, patio doors to garden

STAIRS/LANDING

Carpeted

MASTER BEDROOM

16'2" x 15'1"

Carpeted, window to front, fitted wardrobe, radiator, ensuite

ENSUITE

Wood effect vinyl flooring, window to side, basin, WC, radiator, shower cubicle

BEDROOM 2

14'7" x 13'4"

Carpeted, radiator, window to front, fitted wardrobes

BEDROOM 3

18'3" x 8'0"

Carpeted, window to side, Velux skylight, fitted cupboard, radiator

FAMILY BATHROOM

Wood effect vinyl flooring, corner jacuzzi bath with electric shower, WC, radiator, window to rear, basin

BEDROOM 4

8'7" x 8'5"

Carpeted, window to front, radiator

OUTSIDE

The garden lies predominantly to the southern side of the property. Mainly laid to lawn with mature trees, shrubs and enclosed by post and rail fencing and hedging. To the immediate front of the house are wide paved patio areas making the most of the southerly orientation and views which extends across the garden to the fields beyond. Parking for one car. Further on road parking available.

SERVICES

Electricity: Mains (PV panels with feed in tariff)

Water: Private (via bore hole supply)

Drainage: Private (via septic tank with soak away).

Heating: Oil Fired central heating (Invoiced by Landlord monthly in arrears)

Ofcom predicted broadband services – Standard & Ultrafast available. (Fibre broadband currently connected)

Ofcom predicted mobile coverage for voice and data: Externally (variable) -EE, Three, O2 and Vodafone

Council Tax: Band E (Mid Devon District Council)

SITUATION

The property lies in an attractive country location just 7 miles from Tiverton and 4.5 miles from Bickleigh and the Exe Valley. The surrounding countryside provides a natural landscape with many quiet country lanes as well as foot and bridle paths, one leading from directly outside the property curtilage.

Further afield, the cathedral & university city of Exeter lies 15 miles to the



south offering a wide range of amenities, whilst Tiverton lies 7 miles to the north-east with day-to-day amenities. 6 miles beyond sits Junction 27 of the M5 alongside which lies Tiverton parkway mainline rail station, providing excellent rail services including a fast service to London Paddington in under two hours.

DIRECTIONS

From the A396 at Bickleigh, take the A3072 towards Crediton and turn right right towards Cadeleigh. Follow this road, ignoring all turnings for 4 miles and then turn right into Cotton Heath Lane with a No Through Road sign. Follow the lane down for approx. 0.3 miles and the property can be found on the right after Cotton Heath Farm Bungalow

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,650.00 pcm exclusive of all other charges. DEPOSIT: £1,903.00 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 ACT

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](https://www.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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
		60	78
England & Wales		EU Directive 2002/91/EC	