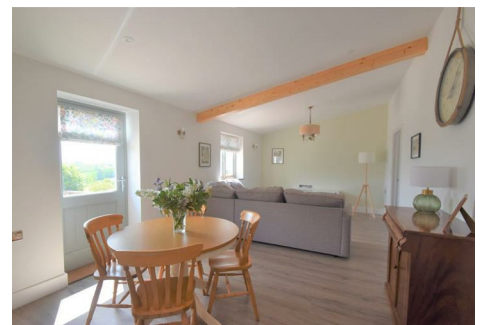


8 Fore Street, Tiverton, Devon, EX16 6LH



## Magpies, Chapple Farm Pennymoor, Tiverton, Devon, EX16 8PG

£800

- Fully furnished property, in a quiet, rural location
- One double bedroom
- Garden and off road parking
- Mains electric and water, private sewerage
- Council Tax Band B
- Open plan kitchen dining living room with views
- Bathroom with large walk in shower and corner bath
- Heating via air source heat pump
- £250 pcm payable for utilities and broadband.
- Rent £800 pcm, deposit £920.

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# Chapple Farm Pennymoor, Tiverton EX16 8PG

This beautifully finished, one bedroom property with a garden and parking is offered furnished. EPC: B



Council Tax Band: B



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## LongDescription

Beautifully finished throughout, the property comprises of a light and airy open plan kitchen, dining, living area, one double bedroom and a bathroom with a large walk in shower and a corner bath.

The kitchen has an integrated electric cooker, dishwasher, undercounter fridge with a small freezer compartment and a washing machine. From the dining area you can enjoy views of the surrounding rolling Devon hills.

Outside there is a garden with patioed area and a tiered lawn leading up to the drive where there is off road parking for two cars. The garden will be maintained by the landlords gardener.

The property is available fully furnished, apart from a TV. Please note, £250 pcm is payable to the landlord for utility bills and the broadband. The tenant will be responsible for paying council tax.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will be become an Assured Periodic Tenancy from the 1st of May 2026.

### Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

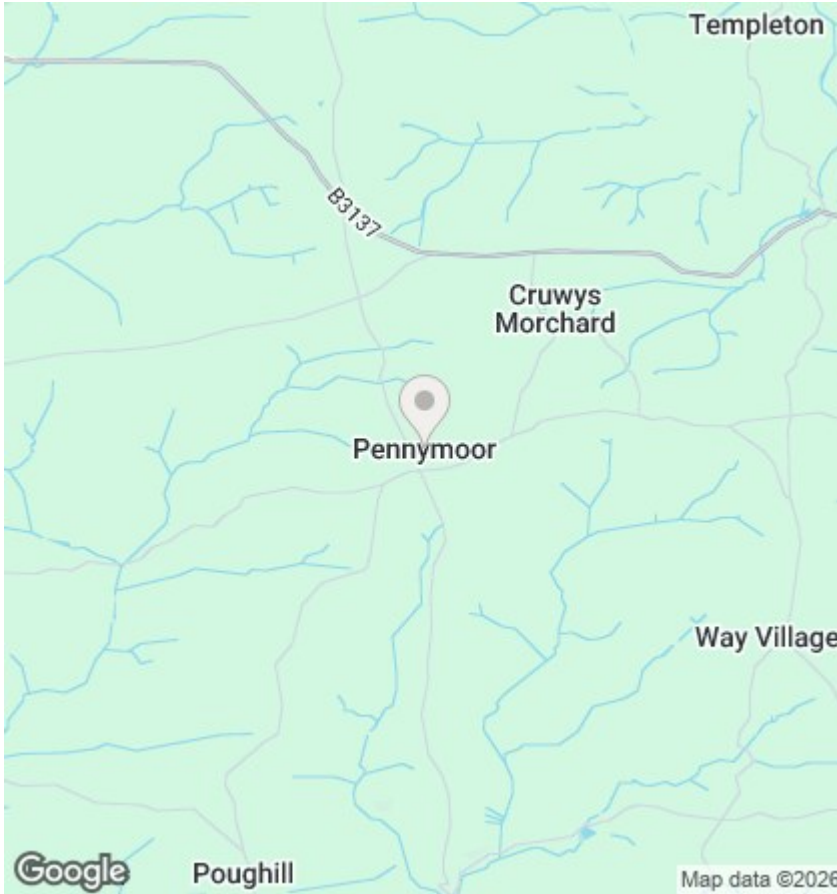
Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has

commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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## Directions

Take the B3137 from Tiverton to Witheridge. After about 5.6 miles, turn left, signed Puddington. After just over a mile, the lane will be seen just past Beer Farm on your left hand side, There is a sign at end of the lane which reads Westland with numerous small signs below. Follow this lane for a good half of a mile which is a little bumpy in places until you

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	