



44 Rooks Way, Tiverton, Devon EX16 6FE

A smartly presented, three bedroom unfurnished house in a convenient location.

Tiverton town centre 1.5 miles - M5 motorway (J27)/Train Station 8 miles

• Kitchen/Breakfast Room • Sitting/Dining Room • Parking & Garage • Close to Local Amenities • Available Late September • Pets Considered • Deposit: £1,384.00 • Council Tax Band: C • Tenant Fees Apply

£1,200 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front upvc door into

HALLWAY

With radiator, stairs rising to first floor, telephone point, door into

CLOAKROOM

With WC, wash hand basin, radiator, window to front.

KITCHEN/BREAKFAST ROOM

8'11" x 10'1"

With tiled floor, spotlighting, range of cream fronted wall and base units, laminate work surface with inset 1 1/2 bowl stainless steel sink unit, gas hob and electric double oven with extractor above, integrated fridge/freezer, space and plumbing for automatic washing machine, radiator, telephone and television points, window to front.

SITTING/DINING ROOM

17'2" x 18'3"

L-shape room with sidelights, understairs cupboard, window to rear, french doors opening out into garden, two radiators.

FIRST FLOOR STAIRS AND LANDING

With airing cupboard, door into

BEDROOM ONE

10'2" x 12'7"

Double with radiator, telephone and television points, window to rear.

BEDROOM TWO

9'7" x 11'5"

Double with radiator, telephone point, window to front.

BEDROOM THREE

9'7" x 8'11"

Single with radiator, window to rear.

BATHROOM

With spotlighting, suite comprising bath with power shower over, WC, wash hand basin, shaver point, radiator, extractor fan, window to front.

OUTSIDE

To the rear of the property is an private and enclosed garden mainly laid to lawn with patio area providing ample seating space. There is a SINGLE GARAGE with up and over door plus the benefit of additional parking.

SERVICES

Electric: Mains

Gas: Mains

Water & Drainage: Mains

Heating: Gas Fired Central Heating

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

Ofcom Predicted Broadband Speeds: Ultrafast - Download: 1800 Mbps - Upload: 220 Mbps

Council Tax: Band C

SITUATION

The property is situated about 1 mile from the town centre of the popular market town of Tiverton, which provides a wide range of educational, recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, 18-hole golf course and leisure complex with swimming pool. The town has an excellent range of educational facilities including Tiverton High School, Petroc College, several first and middle schools and also Blundell's Independent School for boys and girls with its own preparatory school.

Junction 27 of the M5 is approximately 7 miles distant, alongside which lies Tiverton Parkway Station with intercity links to London Paddington.

Close by is the basin of the Grand Western Canal with its tow path offering some lovely walks.

DIRECTIONS

From Stags' Tiverton office proceed up Bampton Street to the traffic lights, go straight ahead leading to Park Road. Continue on this road until you come to a T-junction and turn right onto Lea Road. Continue along here and turn right into Rooks Way, number 44 will be found after a short distance on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available late September. RENT: £1,200.00 pcm exclusive of all charges. DEPOSIT: £1,384.00 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.

Pets may be considered at this property subject to a vetting application

HOLDING DEPOSIT AND 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.



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		90
(81-91) B		
(69-80) C	76	
(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		