



**STAGS**

Tiverton Castle Park Hill, Tiverton, EX16 6RP

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**HOLIDAY LET: 6 Months. Spacious and classic furnished one bedroom flat located in Tiverton Castle.**

Taunton 21 miles - Exeter 11 miles - M5 7 miles

• Fully Furnished • Close to Town Centre • Off Street Parking • Would Suit Short Term Let • Not Suitable For Children • Deposit £980.00 • Council Tax Band A • Available Immediately • Tenant Fees Apply • Short Term Let

**£850 Per Calendar Month**

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

## ACCOMMODATION

To include:

### ENTRANCE HALLWAY

Cork tile flooring, radiator

### KITCHEN/BREAKFAST ROOM

Cork tile flooring, window to side, radiator, range of wood front wall and base units, single sink & single drainer, electric hob, single electric oven, fridge freezer, dishwasher

### SITTING ROOM

Carpeted, window to side, feature fire place, radiators,

### BEDROOM

Carpet, windows to side, built-in wardrobes, radiators

### BATHROOM

Cork tiled flooring, window to side, radiator, bath, WC, basin, shower cubicle, heated towel rail

### UTILITY ROOM

Tiled floor, storage cupboard, radiator, dryer, washing machine

### SERVICES

There is a monthly utility contribution of £350 PCM to cover council tax, gas, water, drainage, electric and broadband.

Gas: Mains

Electric: Mains

Water: Mains

Drainage: Mains

Ofcom Predicted Broadband Speed: Standard - Download: 17

Mbps - Upload : 1 Mbps

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

Council Tax: Band A

### SITUATION

Pear Tree is located within Tiverton Castle. The castle is located in the centre of Tiverton overlooking the banks of the River Exe.

### DIRECTION

From Tiverton town centre continue along St Peter Street and turn left at the junction onto park Hill. The property is on the left.

## LETTING

The property is available to let on a short term WINTER LET agreement. Lease to end on the 31st March 2026. Fully furnished and is available now. RENT: £850.00 PCM (£350 PCM utility contribution to include council tax, gas, water, drainage, electric and broadband) exclusive of all other charges. DEPOSIT: £980.00 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 the licence to occupy (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

## 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.

## AGENTS NOTE

The property is located within a Grade 1 listed castle

## RENTERS' RIGHTS BILL

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://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) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |