



Fursdon Barton East Fursdon Estate, Cadbury, Exeter,  
Devon EX5 5JS

A lovely cottage enjoying fantastic countryside views.

Tiverton 8 miles. Exeter 12 miles.

• Available February • Sitting Room • Kitchen/Dining Room • 3 Bedrooms • Garden & Parking • Stunning Countryside Views • Deposit: £1644 • Council Tax Band C • Pets considered • Tenant Fees Apply

**£1,425 Per Calendar Month**

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## DESCRIPTION

The well presented cottage enjoys a truly magnificent position within the Fursdon Estate and unspoilt far reaching countryside views. The accommodation takes full advantage of the spectacular views and comprises; entrance porch opening to an excellent study space, kitchen, utility area, bathroom and generous sized sitting room with feature brick fireplace and woodburning stove. Three bedrooms and a cloakroom. Unfurnished. Available February. EPC band D. Pets considered. Tenant fees apply.

## ACCOMMODATION

Front door to:

### ENTRANCE PORCH

Covered porch, part-glazed door leads to:

### ENTRANCE HALL

Tiled floor and cloaks area, open plan area with an excellent study space. Stairs leading to first floor and doors leading off.

### STUDY AREA

Dual aspect with plenty of power points. Arched entrance with steps leading down to the:

### KITCHEN/DINING ROOM

19'0" x 8'6"

Fitted kitchen with a generous number of base units under stone effect worktops and ceramic tile splashback. Fitted electric oven and hob with stainless steel splashback cookerhood. Space and plumbing and appliances. Ceramic tiled floor, exposed ceiling timbers, window looking to the front of the property and enjoying countryside views. Further windows looking to the side of the property.

### SITTING ROOM

17'8" x 10'0"

A delightful room with feature fireplace with exposed brickwork. Side aspect, tiled floor, recessed shelves. Door leads to:

### STORAGE CUPBOARD

An excellent sized storage cupboard.

### UTILITY AREA

Wall mounted LPG fired boiler, space and plumbing for appliances. Door leads to:

### BATHROOM

Corner shower enclosure, panelled bath, WC and wash basin. Tiled splashback and flooring. Window looking to the side of the property. Fitted chrome heated towel rail, shaver point, medicine cabinet and glass shelf.

### STAIRS & LANDING

Carpet.

### CLOAKROOM WC

White WC and hand basin fitted.

### BEDROOM 1

11'1" x 9'6"

Double room, dual aspect and enjoying stunning views from the front aspect. Carpet.

### BEDROOM 2

13'5" x 6'9"

Double room, window looking to the side, carpet.

### BEDROOM 3

11'9" x 7'2"

Small double or single room, window looking to the front enjoying wonderful views.

### OUTSIDE

Fursdon Barton East is accessed off the main entrance to the impressive Fursdon Estate which is surrounded by open parkland. Nestled within the estate, the property enjoys fabulous views of Devon's rolling hills. The cottage benefits from off-road parking with steps leading up to the garden, which is laid to grass with two vegetable plots.

## SERVICES

Mains electric. Private water and drainage. LPG gas-fired heating. Council Tax band C (055JSFUR0002)

## DIRECTIONS

From Exeter proceed north on the A396, the Tiverton road and continue through Rewe until the Ruffwell Inn, whereupon turn left signposted Thorverton. Cross over the river and past the cricket ground. Continue into and through Thorverton and when reaching the centre of the village, turn right opposite the pub by the village stores signed Fursdon/Cadbury. Continue along this road following signs for Fursdon House. Turn right into Fursdon House over the cattle grid and follow signs to the visitors car park (on the left) driving past this and following the drive round. You will come to a group of buildings on the left and Fursdon Barton East is the last property on the left.

## SITUATION

The cottage is situated within the grounds of the historic Fursdon House which sits within delightful parkland and rolling Devon hills. Fursdon Barton East shares the main entrance drive with Fursdon House and the cottage enjoys a tucked away position within this impressive country estate. Stunning views can be enjoyed from the property and although enjoying such a fabulous position, the favoured village of Thorverton is only 2.5 miles away and has two pubs, church, chapel, primary school with pre-school, village shop and post office plus a farm shop on the outskirts. The cathedral and university city of Exeter is only 11.5 miles away. There is good access to the M5 with junction 27 at Tiverton just 8 miles away and excellent rail links to London Paddington and Waterloo from Exeter.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1425 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,450. DEPOSIT: £1,644 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 AND TENANT FEES

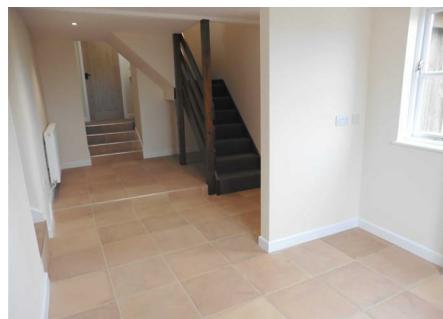
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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 Propertmark, RICS and Tenancy Deposit Scheme.

## RENTERS RIGHTS ACT

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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_Renters\\_Rights\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_roadmap.pdf)



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		89
(81-91) B			
(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