



Flat 3 The Mill House, Exeter, EX6 7EF
£725 Per Calendar Month

A nicely presented GROUND FLOOR FLAT situated on the outskirts of Dunsford on the River Teign approximately six miles from Exeter offering attractively presented ONE BEDROOM accommodation with OFF ROAD PARKING, COURTYARD GARDEN and the use of COMMUNAL GARDENS. Available Now subject to references.

SITUATION

Dunsford is a much sought after village situated within the Teign Valley, only 6 miles from Exeter and offering local facilities such as a good primary school (Offstead 2022), a public house, post office/village store, and tea rooms.

The property is well placed for access to the University and Cathedral City of Exeter which has an extensive range of facilities including an excellent range of shops, banks, cafes, and restaurants as well as an excellent selection of schools, both state and private. It also has direct rail links on both the Waterloo and Paddington Lines to London with the shortest journey time from Exeter to London being under 2 hours, as well as Exeter International Airport. The property is located just inside Dartmoor National Park which is renowned for its beauty and provides wonderful opportunities for countryside enthusiasts including walking, cycling, rock climbing and fishing. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton, Okehampton and Exeter, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Crediton, Okehampton and Exeter, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

Flat 3, The Mill House is a purpose built self contained ground floor apartment situated on the outskirts of Dunsford on the B3212 in the heart of the Teign Valley in a building of nine other similar properties, offering comfortable and well presented one bedroom accommodation with a well fitted Kitchen and a modern Bathroom. Internally the accommodation is well laid out, benefitting from uPVC double glazing and individually metered LPG gas central heating. Outside the property benefits from its own Courtyard Garden, shared off-road parking and communal gardens which adjoin the River Teign creating a really super addition. The property is available from the 7th September 2026 subject to application, successful referencing and contract.

ENTRANCE

From the Courtyard, a Front Door opens into the

KITCHEN

fitted with a good range of matching units to three sides under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit set below a window to the front with tiled sill. In one corner is a freestanding electric oven with extractor fan over set between a range of matching wall units, whilst on

one side is the LPG gas central heating boiler providing domestic hot water and servicing radiators. The Kitchen also benefits from space and point for fridge/freezer, radiator and space and plumbing for a washing machine. In one corner a door opens into an

INNER HALL

with doors to the Sitting Room, Bedroom and Bathroom

SITTING ROOM

A dual aspect room with windows to the front and side and radiator.

BEDROOM

With window to the side and radiator.

BATHROOM

fitted with a matching white suite comprising a panel bath with stainless steel mixer shower over; low level WC and pedestal wash hand basin with tiled splash backs. The Bathroom is finished with a window to the side and radiator,

OUTSIDE

Flat 3 benefits from a courtyard garden at the front, giving access to the Front Door, whilst at the rear there are good sized communal gardens and grounds that adjoin the River Teign creating a really super addition. The property also benefits for off-road parking for one car. The Gardens are maintained at the landlords expense.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.

Satellite available via Sky.

Broadband speed is Basic 15 Mbps. Mobile Phone coverage by EE, 02 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band A - £1,632.54 for 2025/2026.

All services to be paid for by the tenant in addition to the rent

INITIAL COSTS

Rent ~ £750.00 per calendar month

Deposit - £836 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - ///postings.backpacks.married

DISCLAIMER

Please be aware

(1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk.

(2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors'/Landlords' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers/prospective tenants to contact us with any queries about the property either prior to or after viewing.

(3) All measurements, photos, and distances mentioned are approximate.

(4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order.

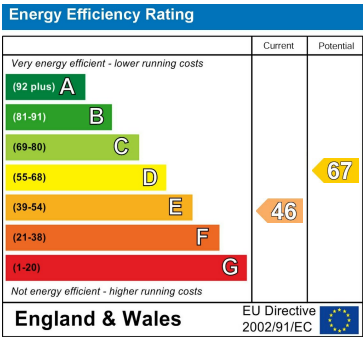
(5) We are not legal professionals, we can usually provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.