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Residential Lettings



## The Annexe With Land, Bellbrook Oakford Tiverton, EX16 9EX

A beautifully presented two bedroom semi detached property with land and stabling.

- Two Double Bedrooms • Wood Fire Hot Tub • Open Plan Living Area •
- Enclosed Garden • Stabling, Tack Room & 2.5 acres. • Long Term Let •
- Available Immediately • EPC band TBC • Tenant Fees Apply. •

**£950 per calendar month**

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

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## ACCOMODATION TO INCLUDE

### OPEN PLAN LIVING ROOM/ KITCHEN

Wooden laminate flooring, warm welcome light airy space, fitted kitchen, fridge/freezer, washing machine, electric oven, gas hob, extractor, television, dining table with 4 chairs.

### BATHROOM

Tiled flooring, window, corner shower, low rise WC, wash hand basin.

### BEDROOM TWO

Double, fitted carpet, dual aspect windows.

### BEDROOM MASTER

Double, fitted carpet, dual aspect windows, kingsize bed, wardrobe.

### OUTSIDE

Enclosed garden mainly laid to lawn with established shrubs around the border and private patio with wood fired hot tub.

There are 3 stables, tack room and 2.5 acres included within the let. The land has a water supply and the stables and tack room benefit from solar electricity and rainwater harvesting.

### SITUATION

Bellbrook is situated in a rural setting. This area of open countryside is easily accessible to the North Devon Link Road which gives access to the M5 motorway, approximately 11 miles distant and also access to Tiverton Parkway Station which provides a two hour service to London Paddington. There are local communities at Washfield and Stoodleigh, with the market town of Tiverton about 6 miles distant, providing a wide range of facilities including private and state schools. Exeter is about 14 miles south of Tiverton down the Exe Valley.

### SERVICES

£100 pcm is payable to the landlords for mains electric, water & drainage, heating, hot water and council tax.

## DIRECTIONS

From Junction 27 of the M5 take the A361 dual carriageway towards Tiverton. Continue to the end of the dual carriageway at Tiverton and go straight over the roundabout towards South Molton. After approx 6 miles turn right signposted Bellbrook and Spurway. Follow this road for about 2.5 miles and you will find the fisheries on your right hand side. Park in the car park to the fisheries and the property entrance will be found by the road.

## LETTINGS

The property is available to rent on an Assured Shorthold Tenancy, furnished and on a long term basis. The property is available immediately. RENT: £950 per calendar month exclusive of all other utility charges. £100 per calendar month payable to the landlords for mains electric, water & drairage, heating, hot water and council tax. DEPOSIT: £1150 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). Usual references required, Viewings strictly through the agents.

## TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/ inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



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