

STAGS

47 Belmont Road, Tiverton, Devon EX16 6EQ

A compact yet characterful unfurnished two bedroom house situated within walking distance of the town centre.

• Open Plan Living Space • Small Garden • G.F.C.H • Close To Town Centre • No Parking • Council Tax Band A • Deposit: £865.00 • Available End of October • Tenant Fees Apply

£750 Per Month

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

ACCOMMODATION
From front, double glazed door into:

OPEN PLAN SITTING ROOM/KIT
SITTING AREA with double glazed sash window to front, stone feature fireplace, beamed ceiling, radiator, shelf & coathook panel. TV & telephone points.
KITCHEN AREA with range of fitted units, worksurfaces, electric cooker, stainless steel sink unit, space for fridge/freezer, shelves, space & plumbing for washing machine, breakfast bar over radiator, windows & small door to rear garden. Stairs rising to first floor.

LANDING
Doors to:

BATHROOM
Bath, WC, pedestal wash hand basin, radiator, extractor fan.

BEDROOM 1
Small double room to front, radiator.

BEDROOM 2
Single room to rear, radiator, airing cupboard containing gas fired boiler.

OUTSIDE
Concrete path rising up to rear low maintenance garden, with rockery, path to garden shed.
There is no allocated parking available with the property.

SERVICES
Gas: Mains
Electric: Mains
Water: Mains
Drainage: Mains
Heating: Gas Fired Central Heating
Ofcom Predicted Broadband: Standard - Download: 16 Mbps - Upload 1 Mbps
Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone - Good
Council Tax: Band A (Mid Devon District Council)

SITUATION
The property is situated within walking distance of the town centre in a popular residential location with a range of local shops & services.

DIRECTIONS
From Stags office in Bampton St. Proceed up the road and go straight ahead at the traffic lights to the right of the Twyford Inn continuing into Bampton Street. Belmont Road is the 2nd of the right hand side and the cottage will be found along 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 end of October. RENT: £750.00 pcm exclusive of all charges. DEPOSIT: £865.00 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.

AGENTS NOTE
1. Under the terms of the Estate Agency Act 1979 (Section 21) please note that the landlord of this property is an employee of Stags.





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.

STAGS
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