



Upover Stockleigh English, Crediton, Devon EX17 4DD

A bright and characterful one bedroom coach house situated in Stockleigh English.

Crediton 5 miles - Tiverton 10 miles - Exeter 12 miles

- Open Plan Living Space
- Garage With Electric Vehicle Charging
- Log Burning Stove
- Parking and Shared Garden
- Solar Paneled
- Council tax band A
- Deposit £1,153
- Available End of July
- Tenant fees apply

£1,000 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front, steps lead up to glazed wooden door opening into

HALLWAY

With oak floor, double doors opening into cupboard housing washing machine and solar hot water cylinder. Doors into shower room and bedroom. Steps up to

OPEN PLAN LIVING SPACE

Superb light and spacious open plan LIVING SPACE with oak floor, exposed beams, side lighting, log burning stove, three night storage heaters, built in storage, velux windows as well as windows to front and rear. KITCHEN AREA with range of fitted wall and base units, wooden worksurface, belfast sink, electric double oven and hob, integrated fridge, dishwasher.

BEDROOM

Double room with windows to side, night storage heater.

SHOWER ROOM

With wood floor, velux window, suite comprising shower, WC, wash hand basin, heated towel rail, shaver point.

OUTSIDE

To the front of the property is a COVERED parking for 1 car (electric car charging point available for tenants use). Tenants also benefit from use the shared garden area (grass cutting undertaken by the landlord).

SERVICES

Electric: Mains (The tenants will benefit from the power (max. 6.5 Kwh) produced by the solar panels, providing hot water)

Water (£25.00 per month payable to the landlord directly)

Drainage: Private (included within the rent)

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Heating: Electric & Log Burner

Council Tax: Band A (Mid Devon District Council)

SITUATION

The property is situated in the small parish of Stockleigh English, comprising a church and a cluster of homes.

Cheriton Fitzpaine is approximately 1 mile away with amenities including community-owned store and Post Office, two Public Houses including the popular The Ring of Bells, church, recently built village hall, primary school and a doctors surgery alongside a thriving local community. The village of Sandford, about 3.5 miles, offers a community-owned shop and post office, two pubs and primary school.

Despite its peaceful rural position, the property is within easy reach of Exeter and the M5 (Junction 27) at Tiverton. Crediton and Tiverton both offer a wide range of facilities. The cathedral city of Exeter provides further cultural, leisure and schooling facilities as well as having a mainline railway station and international airport.

DIRECTIONS

From Tiverton take the A396 into Bickleigh. Just before the bridge turn right onto the A3072 signposted Crediton. Continue along this road taking the second turning towards Cheriton Fitzpaine. Continue on this road into the village and proceed through, signposted to Stockleigh English. On reaching the hamlet the cobbled entrance to Stockleigh Court will be seen on the right hand side.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,000.00 pcm inclusive of drainage but exclusive of all other charges. £25.00pcm is payable direct to the landlord for mains water.. DEPOSIT: £1,153.00 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.

The Landlord would prefer no pets residing at this property.

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.



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 (91-100)	A		
81 (61-90)	B		
69 (41-80)	C		
55 (21-60)	D		
39 (13-54)	E		
21 (1-38)	F		
1 (1-20)	G		
Not energy efficient - higher running costs			
		74	86
England & Wales		EU Directive 2002/91/EC	