



**STAGS**

Little Hendon Bolham, Tiverton, EX16 7RB

An immaculately presented three-bedroom home with three en suites, set in a large plot, located in the heart of Bolham.

Tiverton 1.9 miles | Exeter 15.7 miles | Tiverton Parkway 9 miles.

• Three Double Bedrooms • Three En Suites • Pets Considered • Open Plan Living Space • Immaculately Presented • Accessible Location • Large Garden & Patio • Deposit £1,730.00 • Council Tax Band C • Tenant Fees Apply

**£1,500 Per Month**

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

## ACCOMODATION

### SITTING/DINING ROOM

25'1" x 15'7"

Carpeted, windows to front and rear, fireplace, radiator, storage cupboards

### KITCHEN

13'9" x 8'10"

Tiled floor, bi-folding patio doors to rear, range of floor and wall units, integrated fridge/freezer, central island, quartz worktop, integrated oven and microwave, space for washing machine, Belfast sink with mixer tap, ceramic hob with extractor hood

### STAIRS/LANDING

Carpeted

### BEDROOM 1

17'1" x 9'10"

Double. Carpeted, window to front, feature fireplace, radiator. Ensuite shower room.

### ENSUITE

Tiled floor, window to front, heated towel rail, WC, basin in vanity unit, Walk in shower

### BEDROOM 2

11'8" x 11'5"

Double. Carpeted, window to front, radiator. Ensuite bathroom

### ENSUITE

Tiled floor, window to rear, tiled walls, bath, basin in vanity unit, WC, heated towel rail

### BEDROOM 3

9'4" x 8'11"

Double. Carpeted, window to rear, radiator, ensuite shower room.

### ENSUITE

Tiled floor, basin in vanity unit, WC, walk in shower, heated towel rail

### OUTSIDE

Outside the property sits in a large plot and is laid to lawn bordered by mature plants and shrubbery. On street parking is available to the front of the property.

## SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.  
Ofcom predicted broadband services - Standard & Ultrafast.  
Ofcom predicted mobile coverage for voice and data: External (variable)- EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Bolham Conservation Area.

## SITUATION

Little Hendon enjoys a delightful position in the sought-after village of Bolham, a charming rural setting on the outskirts of Tiverton. The village benefits from a well-regarded primary school and the popular Hartnoll Hotel, while Tiverton town centre lies approximately two miles away, offering a comprehensive range of shopping, educational and leisure facilities. The property also enjoys convenient access to the North Devon Link Road and Junction 27 of the M5, making it well placed for commuting throughout Devon and beyond.

## DIRECTIONS

What3Words:///opposites.meaty.notices

Google Drop Pin: <https://maps.app.goo.gl/9JQGS7nUeGUZNghT9>

## LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,500.00 pcm exclusive of all other charges. DEPOSIT: £1,730.00 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 & 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](https://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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