STAGS

3 Froude Cottages, East Anstey, Tiverton, Devon EX16 9JP

Modern two double bedroom semi-detached house in the rural village of East Anstey.

South Molton 12.6 miles - Dulverton 5.2 miles - Tiverton 13 miles - M5 Junction 27 and Tiverton Parkway 18.6 miles

• Two Double Bedrooms • Rear Balcony • Off Road Parking • Front & Rear Garden • Long Term • Council Tax Band: C • Deposit: £1,442.00 • Available Mid November • Tenant Fees Apply

£1,250 Per Calendar Month

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

ACCOMMODATION
To include:

ENTRANCE PORCH — 5'3" x 5'7"
Vinyl Floor, radiator

WC — 5'3" x 3'2"
Vinyl flooring, radiator, window to side, basin, toilet

KITCHEN/DINING ROOM — 17'4" x 10'2"
Vinyl floor, wood fronted cabinets, ceramic hob, integrated oven, integrated dishwasher, space for washing machine, space for fridge freezer, radiator, window to front, spotlights, under stairs cupboard.

LIVING ROOM — 16'1" x 13'9"
Carpeted flooring, windows to sides, radiator, double patio doors to garden, double doors to kitchen.

STAIRS TO FIRST FLOOR
carpeted, window to side, wooden banister

LANDING — 11'1" x 11'5"
Carpeted, radiator, window to side, airing cupboard

BEDROOM 1 — 16'0" x 10'5"
Double, carpeted, radiator, ensuite, sliding doors to balcony with artificial grass.

ENSUITE — 3'11" x 7'6"
Shower cubicle, basin, toilet, vinyl floor, window to side, heated towel rail.

BEDROOM 2 — 9'2" x 16'0"
Double, window to front, carpeted, radiator.

BATHROOM — 7'2" x 7'10"
Vinyl floor, bath with shower, toilet, basin, skylight, vanity cabinet

OUTSIDE
Gravel patio to rear with slabbed path, lawned garden to the rear and two off road parking spaces to rear.

SERVICES
Water: Mains
Electricity: Mains
Heating: Oil fired central heating
Drainage: Private drainage payable drainage - £15 per month payable to the landlord
Council tax Band: C
Ofcom Predicted Broadband: TBC
Ofcom Predicted Mobile Data: TBC

SITUATION
Froude Cottages are a collection of three new build houses located in the village of East Anstey of the Devon/Somerset border. The village is close to Exmoor National Park and is an area of "Great landscape Value".

DIRECTIONS
From Tiverton take the A396 towards Bampton and after approximately 6 miles turn left at the roundabout at the Exeter Inn, signposted Minehead. Follow this road for approximately 2 miles, passing The Black Cat and continue along this road on the B3227 signposted South Molton/Oakford. Continue along this road for approximately 6 miles turning right signposted to East Anstey. Follow this road passing through Oldways End and onto East Anstey. Driving trough East Anstey, the property will be on the left.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available early October. RENT: £1,250.00 pcm exclusive of all charges. DEPOSIT: £1,442.00 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 LETTING FEES
This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property. Clarification before arranging a viewing please contact the lettings office dealing with the property.

TENNT 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 BILL
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.

STAGS

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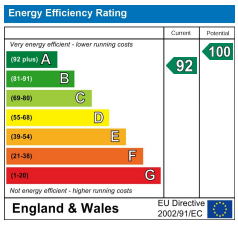
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