

STAGS

Holmbush Cottage Withypool, Minehead, Somerset TA24 7RP

A charming two bedroom detached cottage situated in the heart of Exmoor.

Dulverton 8 miles - South Molton 12 miles - Taunton/M5 31 miles

• Open Plan Sitting/ Dining Room • Kitchen • Utility & Cloakroom • Gardens and Parking • Pets Considered • Long Term Let • Council Tax Band D • Deposit: £1,009.00 • Available Early January • Tenant Fees Apply

£875 Per Calendar Month

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

ACCOMMODATION
From side, door into:

OPEN PLAN SITTING/ DINING ROOM
With double glazed windows to front, woodburner and storage heaters. Hard flooring and arch way through to:

KITCHEN/BREAKFAST ROOM
Range of modern wall & base units, stainless steel sink unit, electric cooker with newly fitted extractor above, double glazed windows to side.

UTILITY ROOM
Window to rear, space & plumbing for appliances, inset sink unit, night storage heater. Door to outside and door to:

CLOAKROOM
WC, window to rear.

STAIRS & LANDING
Stairs rising with large airing cupboard with hot water tank, fitted carpet and doors to:

BATHROOM
White bathroom suite with panelled bath & electric power shower, wash hand basin, WC, Dimplex wall heater, heated towel rail, double glazed window to front.

BEDROOM 2
Double room with fitted carpet, double glazed window to front, night storage heater and built in cupboard.

BEDROOM 1
Large double room with double glazed windows to front and side, fitted carpet and night storage heater.

OUTSIDE
At the rear is a lean to/ log storage area. The gardens are to each side of the property with well-kept vegetable plot and large lawn area, parking for 2 cars and a large storage shed.

SERVICES
Electric: Mains
Water and Drainage: Private (£10 pcm payable to landlord)
Ofcom Predicted Broadband Speed: Superfast - Download: 80 Mbps - Upload: 20 Mbps
Ofcom Predicted Mobile Data: EE, Three, O2 & Vodafone - Good
Council Tax: Band D (West Somerset)

SITUATION
The property occupies a magnificent position in the heart of the Exmoor National Park overlooking the popular village of Withypool. The village itself has a church, public house, village hall, post office & store. From the village there are some wonderful walks across Exmoor.

DIRECTIONS
From Dulverton take the B3223 Exford road over Winsford Hill. At Comers Cross turn left signposted to Withypool, continue towards the village and the cottage is the 2nd house you come to on the right hand side; there is a sign for Holmbush.

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £875.00 pcm exclusive of all charges. DEPOSIT: £1,009.00 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 & 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.

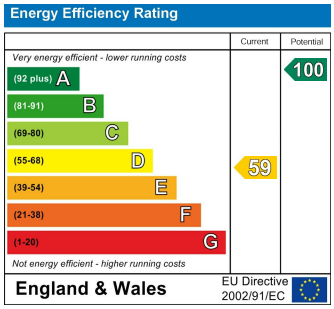








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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