

STAGS

North Hele Farm Clayhanger, Tiverton, Devon EX16 7NZ

# Spacious and peaceful Two Bedroom Annexe in Clayhanger, Tiverton

Tiverton 14 Miles - Tiverton Parkway Station 9.1 Miles - Wellington 10.7 Miles

• Two Double Bedrooms • Off Road Parking • Oil Fired Central Heating • Peaceful Rural Location • No Children or Pets • Tiverton Parkway Railway Station Within Easy Reach • Council Tax: Band B • Deposit: £1,326.00 • Available Early September • Tenant Fees Apply

## £1,150 Per Calendar Month

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

## ACCOMMODATION
To include:

## ENTRANCE PORCH
Carpeted, radiator

## OPEN PLAN KITCHEN/LIVING SPACE
KITCHEN AREA: Vinyl flooring, windows to front and side, range of floor and wall units, ceramic hob, single oven, under counter fridge, single sink an single drainer, under stairs storage LIVING AREA: carpeted

## UTILITY ROOM
Vinyl flooring, sink and floor unit, space for washing machine, window to rear, oil boiler

## OFFICE/STORE
Vinyl flooring, radiator, window to rear

## DOWNSTAIRS SHOWER ROOM
Carpeted, window to rear, WC, Basin, Shower enclosure, radiator

## STAIRS/LANDING
Carpeted, airing cupboard

## BEDROOM 1
DOUBLE. Carpet, radiator, windows to front & side

## BATHROOM
Wooden flooring, window to rear, bath, basin, WC, radiator

## BEDROOM 2
DOUBLE. Carpeted, window to rear, radiator

## OUTSIDE
Off Road Parking for 2 cars.

## SERVICES
ELECTRIC: Mains (Invoiced by landlord monthly in arrears)
WATER: Private (£15 pcm payable to landlord)
DRAINAGE: Private via Septic Tank (£15 pcm payable to landlord)
HEATING: Oil Fired Central Heating
OFCOM PREDICTED BROADBAND SPEEDS:
OFCOM PREDICTED MOBILE DATA:
COUNCIL TAX: Band B (Mid Devon)

## SITUATION
North Hele Farm is situated in an attractive and peaceful rural position at Clayhanger, surrounded by the rolling countryside of Mid Devon. The property enjoys the benefits of a secluded country setting whilst remaining within convenient reach of local villages and the wider range of amenities available in Tiverton.

## DIRECTION
What3words: ///plums.master.dubbing

## LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available early September. RENT: £1,150.00 pcm exclusive of all charges. DEPOSIT: £1,326.00 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.







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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