



Puddington Lodge

Puddington, EX16 8LP

- A Semi-Detached Character Cottage
- Three Bedrooms
- Furnished
- Large Garden

RENT ~ £1,250 pcm



THE KEENOR ESTATE AGENT



SITUATION Puddington is an attractive small village situated in the heart of rural Mid Devon with a community hall and a Church in the village and a good local pub at Nomansland. There are Primary Schools at both Witheridge and Morchard Bishop whilst the secondary school/Community College is at Chulmleigh. There is a good range of shops, services, supermarkets and banks in Tiverton also providing easy access to The North Devon link road and Tiverton Parkway which provides an excellent rail link to London, Puddington.

There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton, Tiverton and Barnstaple, near-by tennis courts and clubs, fishing in the rivers Taw and Torridge, golf courses at Tiverton, Chulmleigh, Crediton and Waterbridge, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarters of an hour's drive.

DESCRIPTION Beech Cottage is a most attractive semi-detached character cottage situated in the grounds of Puddington Lodge on the outskirts of the quiet Mid Devon village of Puddington. Internally the newly refurbished and beautifully presented furnished accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Sitting Room, a Kitchen/Breakfast Room, a Rear Hall/Utility Room and a ground floor Master Bedroom Suite comprising a double bedroom, an En-suite Shower Room and a Dressing Room, whilst on the first floor there are two further Bedrooms and a family Bathroom. The cottage also benefits from modern Kitchen and Bathroom suites, as well as uPVC double glazing throughout. The Landlords have installed their own biomass plant on the site (AGENTS NOTE: an additional £100 pcm contribution to be made by tenants for unlimited heating and hot water). Outside Beech Cottage also benefits from off-road parking and a good-sized garden which is mainly laid to lawn. Available for immediate occupation but sorry no pets.

ENTRANCE From the courtyard a half obscure glazed Front Door opens into the

ENTRANCE PORCH With overhead light and half glazed strip pine door leading into the

SITTING ROOM with doors to the Kitchen/Breakfast Room, Master Bedroom Suite and stairs leading to the First Floor Landing. The Sitting Room is dual aspect with double glazed windows to the front and fully glazed French Doors to the rear overlooking and leading out to the Garden. The room also benefits from a radiator, inset ceiling downlighting, under-stairs storage cupboard, and TV point. On one side a half-glazed door leads into the

KITCHEN/DINER Another beautifully appointed dual aspect room with feature arched window at one end allowing good natural light and overlooking the parking area, window to the front and two further original inset stained glass windows to the front. The Kitchen is fitted with a range of quality cream 'Shaker' style units to three sides under a granite worksurface with tiled splashbacks, including and incorporating a 'Belfast' sink with brushed chrome mixer tap set below the arched window at the end, with a 'Miele' integrated dishwasher to one side. At one end is a built in 'Lamona' single oven and grill with inset microwave oven over and integrated fridge/freezer to one side, whilst on the opposite side is an inset induction hob with built in extraction. At the other end of the Kitchen is a good-sized Dining Area allowing enough space for a six-seater table with radiator at one end. The Kitchen also benefits from an attractive vaulted ceiling with wood beams and inset ceiling spotlights. On one side is a feature-stained pine door leads into the

REAR HALL/UTILITY fitted with a range of matching cream units along one wall including and incorporating a single drainer double sink unit with mixer tap and 'Neff' washing machine and tumble dryer to one side. At one end is a broom cupboard whilst at the other end is the service cupboard for heating and hot water. The Rear Hall/Utility also benefits from a Back Door leading out to the parking area, two windows to the rear overlooking the Garden and a radiator.

MASTER BEDROOM Returning to the Sitting Room, a door leads into the Master Bedroom Suite being dual aspect with windows to the front and rear, laminate flooring, inset ceiling downlighting and radiator. On one side is a walk-in dressing room fitted with a range of storage shelving and hanging rails with window to the rear and radiator. A further door leads to the

WET ROOM with fully tiled walls and matching white suite comprising a walk-in shower cubicle with stainless steel mixer shower; low level WC with built-in flush; and a wall mounted sink unit with double drawers below and backlit mirror over. The

Bathroom also benefits from chrome ladder towel rail, extractor fan, obscure glazed window to the front, inset ceiling downlighting, and tiled floor with drain.

FIRST FLOOR LANDING Returning to the Sitting Room, stairs with wooden balustrade and handrail to one side lead to the First Floor Landing with doors off to all first-floor rooms.

BEDROOM TWO Another double bedroom with windows to the front and side, exposed vaulted ceiling with ceiling beam, and radiator. On one side is the Airing Cupboard fitted with a factory lagged hot water cylinder with electric immersion heater and a range of slatted shelving over. The bedroom also benefits from a built in wardrobe fitted with storage shelving and hanging rail.

BEDROOM THREE Another double bedroom with window to the front, radiator, and inset ceiling downlighter.

BATHROOM with partially tiled walls and matching white suite comprising a walk in double shower cubicle fitted with stainless steel mixer shower and glazed shower screen to one side; low level WC; and pedestal wash hand basin with tiled splashbacks and shaver point to one side. The Bathroom also benefits from a window to the front, chrome ladder towel rail, inset ceiling downlighter, recessed shelf and mirror fronted medicine cabinet.

OUTSIDE At the rear of the cottage is a good-sized Rear Garden which is mainly laid to lawn with beech hedging and wooden gate.

TENURE The property is to be let furnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). Please Note: STRICTLY NO PETS AND NO YOUNG CHILDREN, DUE TO ACCESSIBLE LARGE POND IN NEIGHBOURING GARDEN.

RATES The Tenant will be responsible for the Council Tax ~ Band waiting to be assessed.

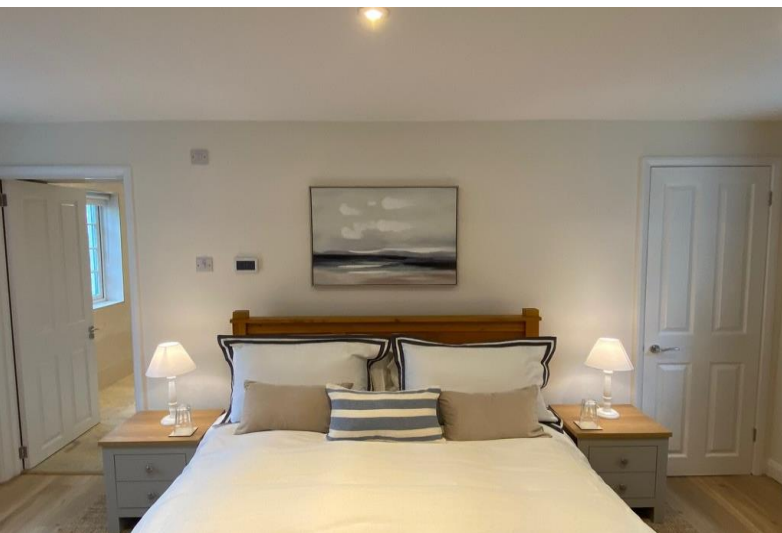
Rent ~ £1,250 per calendar month ** PLUS AN ADDITIONAL £100 PCM CONTRIBUTION FOR UNLIMITED HEATING AND HOT WATER ** payable in advance by Banker's standing order. Tenants are still responsible for all other utilities.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the

Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

APPLICATION DETAILS We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Rent4Sure' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band to be assessed

TENURE

Six Month Assured Shorthold

LOCAL AUTHORITY

Mid Devon District Council

OFFICE

Bonds Corner House
Fore Street
Chulmleigh
Devon
EX18 7BR

T: 01769 580 666

E: enquiries@keenors.co.uk

W: www.keenors.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements