



STAGS

1 The Old School, Ash Thomas, Devon,
EX16 4NT

A delightful semi detached, stone built, converted school situated in the popular village of Ash Thomas

• Study • Sitting Room • Kitchen/Diner with Aga • Three Bedrooms •
Double Garage & Gardens • Available Immediately • EPC Band D •
Tenant Fees Apply •

£1,095 Per calendar month

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

GLAZED PORCH/UTILITY

Exposed stone walls, ceramic tiled floor, fitted cupboard unit with washing machine, wall cupboard, door to:

CLOAKROOM

Tiled flooring, WC, wash hand basin with small cupboard below, towel rack, porthole window, exposed stonework. Steps up to glazed door into:

HALLWAY

Wood panelled triple cupboards with shelves, glazed double archway door to:

STUDY

Radiator, tiled windowsill, window to front. Archway to:

LIVING ROOM

Stained wooden flooring, understairs alcove, woodburning stove on tiled hearth, TV point, telephone point, wooden beams and crossbars, 2 x radiators, spotlights, windows to front, alcove shelves, wooden stairs to first floor with tiled windowsill. Solid wood door with black door furniture and step down to:

KITCHEN/DINER

Handbuilt wooden kitchen wall & base cupboards, shelves, integrated wine rack. Double drainer stainless steel sink unit, green 2-oven electric Aga with tiled splashbacks. Space for appliance. Cream painted

cupboard with fridge/freezer (the Landlord will leave this for the tenant's use, however will take no liability for it should it cease working), with cupboard above. Spotlights. Tiled flooring. Dining area with window to front and double arched doors with catflap to garden.

LANDING

Wooden floors and doors to:

BEDROOM 1

Double with windows to front and side, spotlights, radiator, corner range of wardrobe cupboards.

BEDROOM 2

Double room, window to side, radiator.

BEDROOM 3

Single room with built in shelves, radiator, window to front.

BATHROOM

Porthole window to rear, bath, WC, wash hand basin in vanity unit, part panelled walls, cupboard, cork tiled flooring, exposed stonework. Separate walk-in shower, airing cupboard with hot tank and immersion heater, heated towel rail.

OUTSIDE

The garden to the front and side is walled with lawn and borders, some mature shrubs. At the side a gravelled



driveway leads to parking area with double garages, with power and light and 3 x storage sheds. Beyond the garages is a further piece of garden, laid to lawn with far reaching views across the countryside, trees & shrubs.

GARDEN MAINTENANCE (EXCLUSIVE OF LAWN MOWING) IS INCLUDED IN THE RENT

SITUATION

Ash Thomas is a small, tranquil hamlet close to the lively village of Halberton which boasts a primary school, farm shop and tea rooms, pub, and many local activities from its thriving village hall.

The property is situated approximately 4 miles from the market town of Tiverton which provides a wide range of amenities including major banks, building societies and shops catering for a wide variety of needs. There is also a leisure centre with swimming pool and a hospital. There are both private and state schooling, with Blundell's giving discounts to local pupils.

Junction 27 of the M5 is approximately 4 miles distant, alongside lies Tiverton Parkway Station with an intercity link to London Paddington of approximately 130 minutes. The Grand Western Canal lies within half a mile, and offers recreational walks, cycling and fishing from its towpath.

SERVICES

Mains electric, water, septic tank drainage, O.F.C.H, Council tax band E.

DIRECTIONS

From Tiverton, proceed towards Halberton along Blundells Road, on approaching Halberton, turn right, signposted Ash Thomas (2 miles) & Brittem Bottom. Follow signs to Ash Thomas and turn right into the village, passing the village hall on your right. At the T-junction turn left and the property is the first on the left hand side.

LETTING

The property is available for let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £1,095 per calendar month, to include garden maintenance (excluding lawn mowing) but exclusive of all other charges. DEPOSIT: £1,195 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. Credit, ID and financial references required. Viewings strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100) A			
(85-92) B			
(75-84) C			
(65-74) D			
(55-64) E			
(45-54) F			
(35-44) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(93-100) A			
(85-92) B			
(75-84) C			
(65-74) D			
(55-64) E			
(45-54) F			
(35-44) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars are a guide only and should not be relied upon for any purpose.

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