



5 Court Street

Moretonhampstead, TQ13 8NE

- Mid Terrace Cottage
- Three Bedrooms
- Bathroom & Shower Room
- Open Plan Kitchen/Living Room

Rent ~ £900 pcm



THE KEENOR ESTATE AGENT



SITUATION The popular small town of Moretonhampstead lies at the eastern fringes of the Dartmoor National Park, in an area of outstanding natural beauty, just a short distance from both the Teign Valley and the rugged grandeur of Dartmoor. Within the town there is a good range of shops including a Co-Op, churches, a good primary school, a library, a swimming pool, other sports facilities, good local inns and hotels giving an excellent mixture of activities. The cathedral City of Exeter is approximately 12 miles away with good links to the motorway and the airport, with Plymouth to the south providing ferry routes to the continent. Rail links can also be found in Exeter, Newton Abbot and Plymouth

DESCRIPTION Tillys Cottage is a mid terraced character cottage situated in the centre of Mortonhampstead, opposite the Co-op. The property offers beautifully presented part furnished accommodation arranged over three floors briefly comprising an open plan Kitchen/Living/Dining area, two Bedrooms and a Family Bathroom on the First Floor and a further Bedroom with En-Suite Shower Room on the Second Floor. The cottage is offered on a part furnished basis due to the narrow turning stairs, but is not equipped with cutlery, soft furnishings, crockery or white goods save for an integrated dishwasher and gas cooker. Tilly's Cottage also benefits from a woodburner and mains gas central heating and although there is no enclosed Garden with the property, the Landlord would still consider one small dog or a cat only.

ENTRANCE From the road a half glazed Front Door opens into the

OPEN PLAN KITCHEN/LIVING/SITTING AREA With original exposed fireplace to one side housing a multi fuel stove and original bread oven to one side. At one end there is a range of fitted units to three sides under a granite work surface including and incorporating a one and a half bowl ceramic sink unit with mixer tap, set below a window to the rear. On one side is an 'Electrolux' mains gas oven and hob and extractor fan over with cupboard to one side, whilst further to one side is an integrated dishwasher. The Kitchen also benefits from space and plumbing for a washing machine, inset ceiling downlighters and a slate tiled floor. In one corner is a SITTING ROOM AREA with two windows to the front and radiator to one side whilst in the centre of the room there is a DINING AREA. The open plan KITCHEN/LIVING/DINING AREA also benefits from a traditional heavy beamed ceiling, further lighting, smoke alarm and TV point and a built-in cupboard in one corner. At the rear a half glazed back door leads out to the rear of the property whilst on one side a further door opens onto the original easy turn

stairs with handrail to one side and window leading to the

FIRST FLOOR LANDING With traditional beamed ceiling and doors to Bedrooms 1 and 2 and the Bathroom. On one side further turning stairs lead to Bedroom 3.

MASTER BEDROOM A good sized Double Bedroom with two windows to the front and original granite fireplace at one end (not in use) with inset heavy beam over and original built-in cupboard to one side. The Bedroom is finished with a radiator, traditional beamed ceiling, smoke alarm and two wall lights.

BEDROOM 2 A single Bedroom with window to the rear, radiator below, smoke alarm, two inset ceiling lights.

BATHROOM With partially tiled walls and matching white suite comprising a panel bath with stainless steel pillar taps and chrome mains fed shower over with glazed shower screen to one side; a wall mounted wash hand basin with chrome mixer tap, shaver point and mirror over; and low level WC. The Bathroom is finished with a heated towel rail and a window.

BEDROOM 3 Another Double Bedroom set on the Second Floor with window to the rear with radiator below, hatch to roof space, smoke alarm, inset ceiling downlighter. On one side a cupboard opens into a small wardrobe with hanging rail. On one side a door leads into an

EN-SUITE SHOWER ROOM With fully tiled shower cubicle housing a stainless-steel mains fed shower, inset ceiling downlighter and extractor fan; a low level WC; and a ceramic vanity unit with chrome mixer tap.

OUTSIDE At the rear of the property there is an unenclosed cobbled area which is currently used for flowerpots and planters and a place to sit out.

SERVICES Mains electricity, mains water and mains drainage. Mains Gas Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

TENURE The property is to be let unfurnished 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: Pets – due to the lack of enclosed, outside space the Landlord will accept one small dog or a cat only

RATES The Tenant will be responsible for the Council Tax ~ Band C (£1,903.81 for 2022/2023).

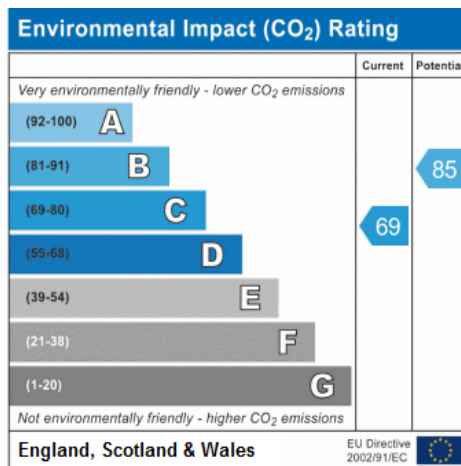
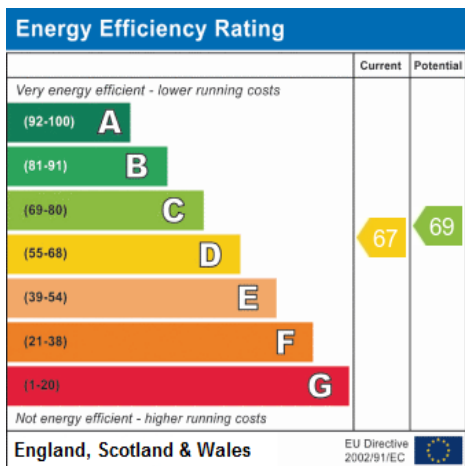
Rent ~ £900 per calendar month, payable in advance by Banker's standing order.

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





COUNCIL TAX BAND

Tax band C (£1,903.81 2022/23)

TENURE

Six Months Assured Shorthold

LOCAL AUTHORITY

Teignbridge 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