

STAGS

The Flat Highfield, Tiverton, Devon EX16 5NF

A well appointed one bedroom annexe situated within a superb location on the edge of Tiverton.

Tiverton town centre 2 miles - M5 Junction 28/Tiverton Parkway 9 miles

• Outskirts of Tiverton • Free High Speed Broadband • One Allocated Parking Space & Garden • No Pets, No Smokers • Single Occupancy Only • Available Beginning of September • Deposit: £750 • Long Term • Council tax band A • Tenant Fees Apply

£650 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
From front, wooden glazed door leading into

ENTRANCE HALLWAY
Tiled flooring, coat hooks, stairs rising up to

SITTING ROOM
Good sized room with windows to front and back, twin satellite outlet point, electric radiator, door into

KITCHEN
With range of fitted wall and base units, laminate worksurface, stainless steel sink unit, electric cooker, fridge/freezer, washing machine, tumble dryer.

BEDROOM ONE
Double with window to front, telephone point, electric radiator, door into

ENSUITE SHOWER ROOM
With velux window, walk in shower enclosure with electric shower, wash hand basin set within vanity unit with shaver point above, low level WC.

OUTSIDE
To the side of the property is a patio garden with mature shrubs and potted plants. To the side of the property is an allocated parking space.

There is also a heated swimming pool and tennis court which is available for tenants use subject to separate negotiation.

SERVICES
Electric: Mains
Water: Mains (to be invoiced by the landlord via a sub meter)
Drainage: Private (included within the rent)
Council Tax Band: A
Ofcom Predicted Broadband: Standard Download: 14 Mbps Upload: 1 Mbps
Ofcom Predicted Mobile Data: EE, Three, O2 & Vodafone - Likely

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available end of August. RENT: £650.00 pcm inclusive of drainage but exclusive of all other charges. DEPOSIT: £750.00 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 AND 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 RIGHT BILL
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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