

STAGS

Cove Bridge Cottage Cove, Tiverton, Devon EX16 9PY

A charming, 3 bedroom, furnished character cottage, situated within Cove.

Bampton 2 miles - Tiverton 5 miles - M5 Motorway and Tiverton Parkway train station 11 miles

• Modern Kitchen & Bathroom • Off Road Parking • Pets Considered • Fully Furnished • Paddock Available on Separate Agreement • Large Private Garden • Deposit: £1,730.00 • Available Beginning of September • Council Tax Band D • Tenant Fees Apply

£1,500 Per Month

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

ACCOMODATION
To include:

SITTING ROOM 11'11" x 11'11"
Tiled floor, windows to front, log burner

DINING ROOM 9'9" x 8'0"
Tiled floor. window to front

KITCHEN 9'9" x 7'11"

STAIRS/LANDING
Wood floor

BEDROOM 1 10'2" x 9'1"
Solid wood floor, window to side, double, feature beams

BEDROOM 2 12'8" x 8'2"
Solid wood floor, window to front, double, feature beams

BEDROOM 3 10'6" x 8'9"
Solid wood floor, double, feature beams

BATHROOM
Tiled floor, windows to side, bath with shower, basin, WC, heated towel rail

OUTSIDE
The property is approached from the lane and there is gated access onto the level garden, which fronts onto the River Exe. Beyond this, there is a seating area with lovely views. On the other side of the lane there is a further gated small paddock, which again fronts onto the River Exe and provides additional garden

SERVICES
Water: Mains
Electricity: Mains
Drainage: Private
Heating: Log Burning Stove
Ofcom Predicted Broadband Speed: Standard - Download: 6 Mbps - Upload: 1 Mbps
Ofcom Predicted Mobile Data: EE, O2,& Vodafone - Poor to None
Council Tax: Band D

SITUATION
Cove Bridge Cottage lies within a delightful rural location, on the outskirts of the village of Cove, with views over the River Exe and neighbouring countryside. It is situated equidistant from the Exe Valley villages of Stoodleigh and Bampton, and Bampton provides a good selection of day to day amenities. The much larger market town of Tiverton offers extensive shopping and leisure facilities, including the Exe Valley Leisure centre, with swimming pool, gym and tennis courts, together with a Marks and Spencer food hall and other well-known supermarkets. Further afield is the cathedral city of Exeter with its thriving university, well regarded schools, theatres and wide selection of shopping and leisure facilities, including the Princesshay shopping centre and a John Lewis department store

DIRECTIONS
From Tiverton take the A396 signed to Bampton and after approximately four miles, turn left at the staggered cross roads in the centre of Cove. Continue for about 0.2 miles where upon Cove Bridge Cottage will be located on the right hand side.

What3words: ///delighted.carbon.changed

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available late September.
RENT: £1,500.00 pcm exclusive of all charges.
DEPOSIT: £1,730.00 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.

Pets may be considered at this property subject to a vetting application

RENTER'S 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.

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.

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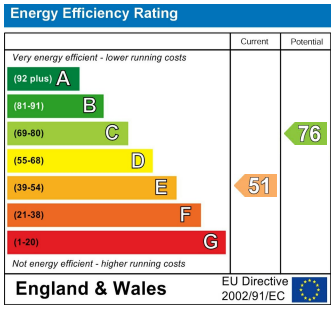








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 232872
rentals.tiverton@stags.co.uk
stags.co.uk

@StagsProperty