

STAGS

Tiverton Castle Park Hill, Tiverton, EX16 6RP

## A beautifully presented two bedroom cottage located within the historic grounds of Tiverton Castle.

Taunton 21 miles - Exeter 11 miles - M5 7 miles

• Two Double Bedrooms • Parking • Close to Town Centre • Two Bathrooms • Two Reception Rooms • Deposit £1,211.00 • Council Tax C • Available Beginning of November • Tenant Fees Apply

## £1,050 Per Calendar Month

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

## ACCOMODATION

### KITCHEN/BREAKFAST ROOM
Galley style kitchen with electric oven, gas hob, dishwasher, washer/dryer, wooden worktop, breakfast bench, tiled floor, fridge/freezer, radiator

### SHOWER ROOM
shower cubicle, basin, toilet, tiled walls and flooring, electric towel rail, radiator

### DINING ROOM
Window to front, fireplace, carpet, radiator. under stairs storage

### SITTING ROOM
windows to front and side, fire place, carpet, radiator

### STAIRS TO FIRST FLOOR

### LANDING

### BEDROOM 1
carpet floor, window to front, radiator, fitted wardrobe

### BEDROOM 2
carpet floor, window to front, radiator, fitted wardrobe

### BATHROOM
cork tiled flooring, tiled walls, electric towel rail, bath with shower, basin and toilet

### OUTSIDE
Fenced courtyard with bi storage area. parking for two cars.

### SERVICES
Mains Gas, Water & Electric - Council tax TBC

### SITUATION
Castle Barton is located within the historic grounds of Tiverton Castle. The castle is located in the centre of Tiverton overlooking the banks of the River Exe.

### DIRECTIONS
From Tiverton town centre continue along St Peter Street and turn left at the junction onto park Hill. The property is on the left.

### LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available beginning of November. RENT: £1,050.00 pcm exclusive of all charges. DEPOSIT: £1,211.00 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.

### HOLDING DEPOSIT & 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.

### 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.

### AGENTS NOTE
The property is located with the grounds of Tiverton Castle. Due to this, the garden of the house must be kept in keeping with the surrounding grounds and as such the responsibility of the garden maintenance will be kept with the landlord.

There are periods where the castle grounds are opened to the public. Tenants will be made aware of all events occurring.

Strictly no pets.







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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