



**28 Cannington Road, Tiverton, EX16 8EZ**

**£950 PCM**

A modern SEMI-DETACHED HOUSE situated in the popular Mid Devon Village of Witheridge offering nicely presented THREE BEDROOM UNFURNISHED accommodation including a Sitting Room, Kitchen Breakfast Room, Downstairs Cloakroom and Family Bathroom, with OFF-ROAD PARKING, GARAGE AND GARDEN. One small dog or a cat will be accepted.

## SITUATION

28 Cannington Road is situated in an outstanding rural location approximately 2 miles from Witheridge, which offers a good range of shops and facilities including a public house, a doctors, a village shop, post office and a Church. South Molton lies 9 miles to the west and offers a wider variety of shops and services including a supermarket, solicitors, accountants, hairdressers and complementary health clinics, whilst Tiverton, is approximately 12 miles to the east and offers all the usual amenities one would associate with a large town including supermarkets, secondary schools, and a minor injuries unit, as well as easy access onto the M5 via the A361.

There are excellent recreational and sporting facilities in the area with a superb Leisure Centre at Barnstaple, near-by tennis courts and clubs, fishing in the rivers Taw and Torridge, further golf courses at Libbaton, High Bullen, Saunton Sands and Bideford, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately half an hours drive.

## DESCRIPTION

28 Cannington Road is a modern semi-detached house situated in a quiet cul-de-sac of similar properties near the doctors in Witheridge. The property is of modern insulated cavity brick construction under a tiled roof with uPVC double glazed windows and doors throughout. Internally the unfurnished accommodation is arranged over two floors and briefly comprises an Entrance Hall, a Cloakroom, a Kitchen/Breakfast Room, a Sitting Room, three Bedrooms and a Family Bathroom. 28 Cannington Road also benefits from oil-fired central heating. Outside and to the rear of the property there is off-road parking allowing access into a Single Garage, as well as an enclosed Rear Garden which has been designed with low maintenance in mind. AVAILABLE NOW

## ENTRANCE

From the pavement a paved step leads up to Front Door into the

## ENTRANCE HALL

with doors to the Kitchen/Breakfast Room, Sitting Room, and Cloakroom, and easy-turn stairs leading to the First Floor Landing. The Entrance Hall also benefits from a coved ceiling, smoke alarm, radiator and slate tiled floor.

## CLOAKROOM

Fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with tiled splashbacks. The Cloakroom also benefits from a radiator, an obscure glazed window to the front, and the electric meters and fuseboxes.

## KITCHEN

Fitted with a range of matching modern units to two sides under a roll-top worksurface with tiled splashbacks including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill and space and plumbing for a washing machine to one side. On one side there is space and point for an electric cooker with a stainless steel extractor fan over, set between a range of matching wall cupboards, whilst in one corner is an integrated fridge/freezer. The Kitchen is finished with a slate tiled floor, a radiator, inset ceiling downlighters and a coved ceiling.

## SITTING ROOM

A good sized room with fully glazed French Doors overlooking and leading out to the rear Garden, further window to one side with radiator below. The Sitting Room also benefits from a TV point, coved ceiling, a useful under-stairs storage cupboard and a further radiator.

## FIRST FLOOR LANDING

Returning to the Entrance Hall, easy turn stairs with wooden balustrade and handrail to one side lead to the First Floor Landing with doors off to all principal rooms, hatch to roof space, smoke alarm, radiator and door into the Airing Cupboard housing the factory lagged un-vented hot water cylinder with electric immersion heater.

## MASTER BEDROOM

A good sized double Bedroom with window to the rear overlooking the Garden with radiator below. In one corner is a wardrobe fitted with hanging rail and storage shelf.

## BEDROOM 2

Another double Bedroom with window to the front with radiator below and coved ceiling. In one corner is a built in double wardrobe fitted with hanging rail and storage shelving.

## BEDROOM 3

A good sized single Bedroom with window to the rear overlooking the Garden with radiator below and coved ceiling.

## BATHROOM

With partially tiled walls and a matching white suite comprising a panel bath with 'Bristan' stainless steel thermostatically controlled shower at one end with glazed shower screen to one side; low level WC; and a pedestal wash hand basin with tiled splashbacks, set below an obscure glazed window to the front with tiled sill. The Bathroom also benefits from inset ceiling downlighters, extractor fan, coved ceiling, radiator, mirror fronted medicine cabinet, shaver point and a ceramic tiled floor.

## **OUTSIDE**

From the parking area a wooden pedestrian gate gives access to the Rear Garden, benefitting from a paved patio area which lies immediately to the rear of the property and gives access into the house via French Doors into the Sitting Room. Beyond the patio area is a good sized gravel area of garden with raised beds along one wall. At one end a pedestrian door leads into the Single Garage with concrete floor, metal up and over door and light and power connected. At the rear also on the patio area is the external oil fired boiler providing domestic hot water and servicing radiators with the oil tank to one side.

## **SERVICES**

Mains electricity, mains water and mains drainage. Oil Fired Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. Superfast Broadband available 52 Mbps download, 8 Mbps upload. Very limited or no voice and data coverage across all networks (all info taken from ofcom checker) 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). \*\* ONE WELL-BEHAVED DOG OR A CAT ONLY \*\*

## **RATES**

The Tenant will be responsible for the Council Tax ~ Band B (North Devon District Council - £1,850.55 p.a. for 2025/2026)

Rent ~ £950 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**

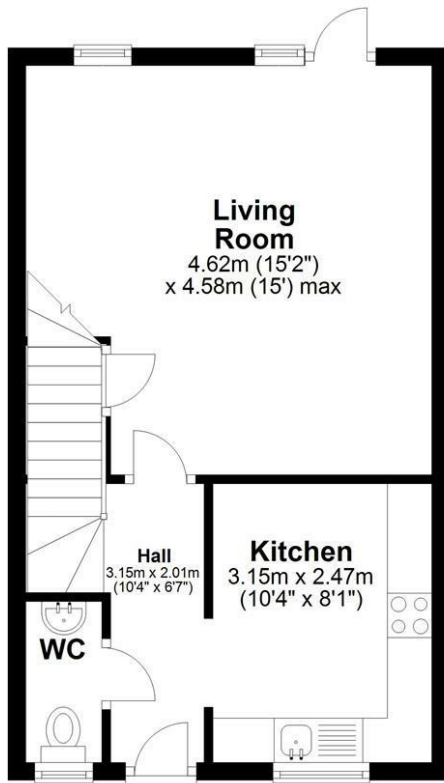
We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Rent4Sure' who 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**

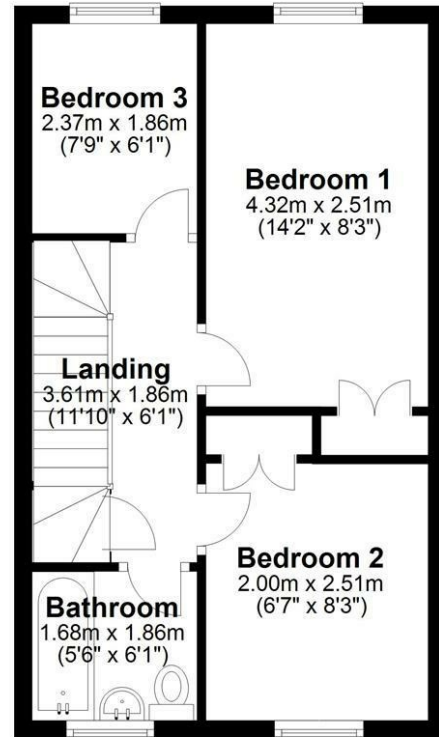
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

## Floor Plan

### Ground Floor



### First Floor



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

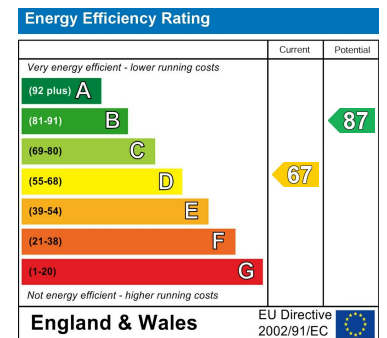
Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

**28 Cannington Road, Witheridge, Tiverton**

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.