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Flat 7 The Mill House, Exeter, EX6 7EF

£770 Per Calendar Month

A nicely presented FIRST FLOOR FLAT situated on the outskirts of Dunsford on the River Teign approximatley six miles from Exeter offering exceptionally spacious ONE BEDROOM accommodation with OFF ROAD PARKING and the use of COMMUNAL GARDENS. Available from 7th February 2026.

SITUATION

Dunsford is a much sought after village situated within the Teign Valley, only 6 miles from Exeter and offering local facilities such as a good primary school (Ofsted 2022), a public house, post office/village store, and tea rooms.

The property is well placed for access to the University and Cathedral City of Exeter which has an extensive range of facilities including an excellent range of shops, banks, cafes, and restaurants as well as an excellent selection of schools, both state and private. It also has direct rail links on both the Waterloo and Paddington Lines to London with the shortest journey time from Exeter to London being under 2 hours, as well as Exeter International Airport. The property is located just inside Dartmoor National Park which is renowned for its beauty and provides wonderful opportunities for countryside enthusiasts including walking, cycling, rock climbing and fishing.

There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton, Okehampton and Exeter, local rugby, football and cricket clubs, world famous fishing in the rivers Taw and Torridge, additional nearby golf courses at Crediton, Okehampton and Exeter, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately three-quarter of an hour's drive.

DESCRIPTION

Flat 7, The Mill House is a purpose built self contained apartment situated on the outskirts of Dunsford on the B3212 in the heart of the Teign Valley in a building of none other similar properties, offering exceptionally spacious one bedroom accommodation with a well fitted Kitchen and a modern Bathroom. Internally the accommodation is well laid and and briefly comprises and open plan Sitting Room and Dining Room with the feature glass encased Mill Wheel, a modern Kitchen, a double bedroom and a Bathroom. Flat 7 The Mill House also benefits from uPVC double glazing and individually metered LPG gas central heating. Outside the property benefits from off-road parking for one car and communal gardens which adjoin the River Teign creating a really super addition.

ENTRANCE

From the garden, a communal Front Door opens into a shared Entrance Hall with stairs leading to the First Floor Landing and the door opening into Flat 7 opening into the

ENTRANCE HALL

with half glazed door into the Dining Room, door to Bathroom and ample coat hanging space.

DINING ROOM

with archway to the Kitchen, step up to the Sitting Room area, radiator to one side and wall lights. At one end is the feature glass encased water wheel.

SITTING ROOM

being dual aspect with two windows to the side and two windows to the rear as well as a half glazed door leading out to the garden, beamed ceiling, feature glass encased water wheel, exposed stone wall and wall lights. At one end a door and step leads down to the

KITCHEN

A well fitted modern Kitchen with a range of matching white gloss units along one wall with tiled splash backs set under a laminate work surface with inset single drainer sink unit at one end with space and plumbing for a washing machine below. On one side there is a freestanding electric oven with extractor fan over, set between a range of matching wall units, whilst in one corner is the Worcester LPG gas boiler providing domestic hot water and servicing the radiators. The Kitchen also benefits from a triple ceiling spot light and heat alarm.

BEDROOM

A good sized double bedroom with window to one side overlooking the garden, radiator and storage niche.

BATHROOM

with partially tiled walls and matching white suite comprising a panel bath with stainless steel mixer shower; a pedestal wash hand basin with mirror and shelf over; and a low level WC. The bathroom is finished with a tiled floor and an extractor fan.

OUTSIDE

Outside 7 The Millhouse there are good sized communal gardens and grounds that adjoin the River Teign creating a really super addition. The property also benefits for off-road parking for one car. The Gardens are maintained at the landlords expense.

SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.
LPG gas fired Boiler providing domestic hot water and servicing radiators (gas individually metered off bulk tanks and invoiced monthly).
Telephone connected subject to BT regulations.
Satellite available via Sky.
Highest broadband speed is 16Mbps (standard)
Mobile Phone coverage by EE, 02, Vodafone and Three (info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band B - £1,904.64.p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent

INITIAL COSTS

Rent ~ £770 per calendar month
Deposit - £888 (equal to five weeks' rent)

The first month's rent plus the deposit are both to be paid upfront prior to the agreed move-in date. All deposits are held by The Keenor Estate Agent and administered through MyDeposits in accordance with current legislation and protected by client money protection. Deductions may be made from the deposit at the end of the tenancy, subject to a final check-out visit and depending on whether the terms of the tenancy agreement have been met.

HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online 'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum) - This changes on 01.05.26 as per Renters Rights Act, where all tenancies will become twelve month periodic tenancies.

Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

What3words - Doctors.Valid.Hurricane

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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