



**34 Cannington Road, Tiverton, EX16 8EZ**  
**£1,000 Per Calendar Month**

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

34 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

34 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. 34 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 and radiator.

## 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 fuse boxes.

## 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.

## BEDROOM 1

A good sized double Bedroom with window to the rear overlooking the Garden with radiator below.

## BEDROOM 2

Another double Bedroom with window to the front with radiator below and coved ceiling.

## 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 stainless steel mixer 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, shaver point and a ceramic tiled floor.

## OUTSIDE

From the parking area a wooden pedestrian gate gives access to the walled 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 pretty shrub borders. A short walk from the front of the property there is a Single Garage with concrete floor, metal up and over door and light and power connected, whilst at the side of the house there is dedicated off-road parking for one car.

### INITIAL COSTS

Rent ~ £1,000 per calendar month  
Deposit - £1,150 (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.

### SERVICES & COUNCIL TAX

Mains electricity, mains water and private drainage.  
Satellite available via Sky.  
Broadband speed is Basic 16 Mbps Superfast 75Mbps. Mobile Phone coverage by EE, 02 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider)  
Council Tax Band B - £1,937.15 p.a. for 2025/26

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

The Landlord will consider either a dog or a cat at this property.

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

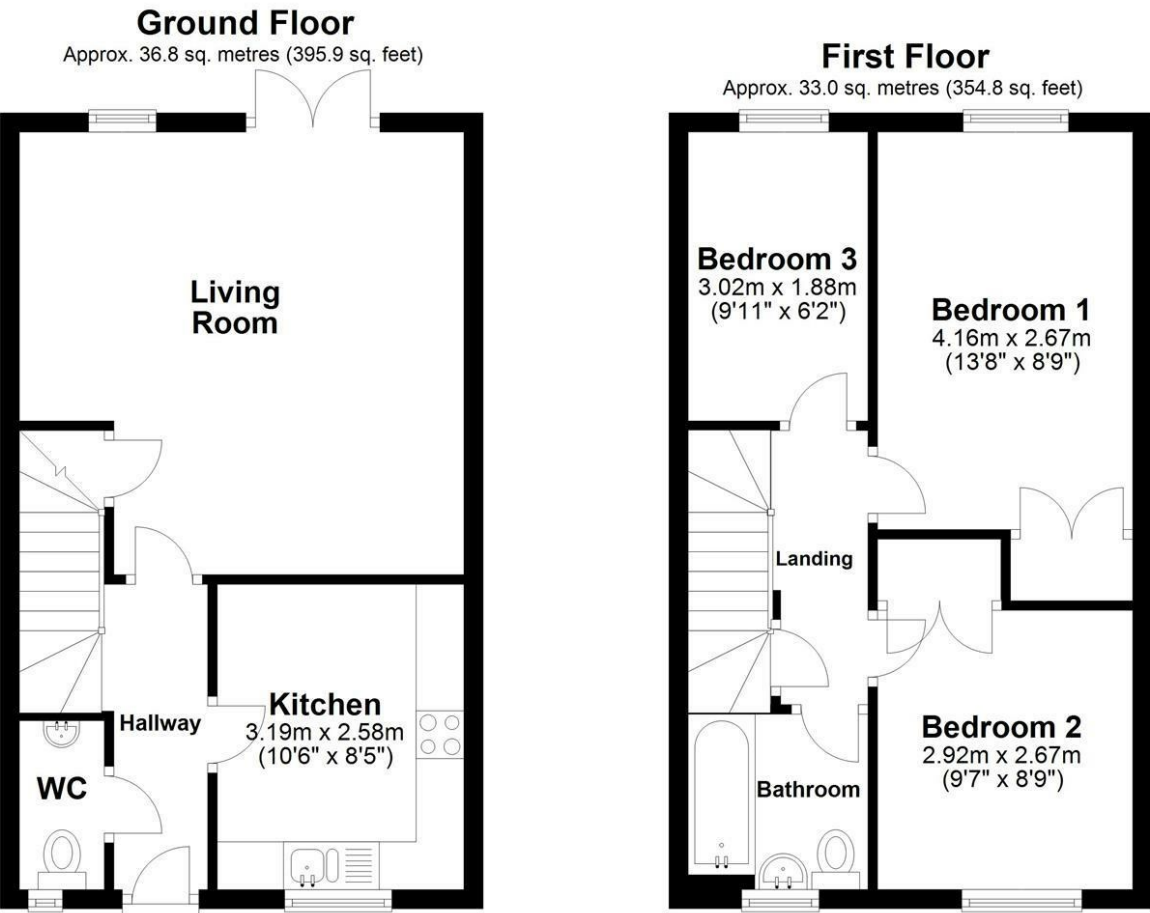
### VIEWING & DIRECTIONS

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: ///included.lateral.occur

Floor Plan



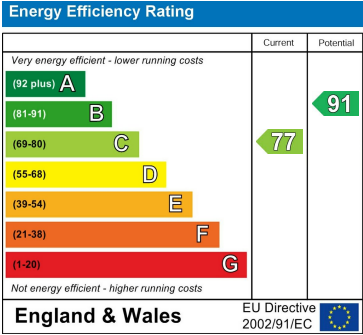
Total area: approx. 69.7 sq. metres (750.7 sq. feet)

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

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.