

Flat 8 The Mill House, Exeter, EX6 7EF
£700 Per Calendar Month

A nicely presented FIRST FLOOR FLAT situated on the outskirts of Dunsford on the River Teign approximately six miles from Exeter offering attractively presented ONE BEDROOM accommodation with OFF ROAD PARKING and the use of COMMUNAL GARDENS. Available 5th April 2025.

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 (Offstead 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 8, 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 nine other similar properties, offering comfortable and well presented one bedroom accommodation with a well fitted Kitchen and a modern Bathroom. Internally the accommodation is well laid and and briefly comprises an Entrance Hall, a Sitting Room with door out onto a balcony, a modern Kitchen, a double bedroom and a Bathroom. Flat 8, The Mill House also benefits from uPVC double glazing and individually metered LPG gas central heating. Outside the property benefits from off-road parking and communal gardens which adjoin the River Teign creating a really super addition. The property is available from the 5th April 2025 subject to application, successful referencing and contract.

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 8 opening into the

ENTRANCE HALL

with doors to the Sitting Room, Bedroom and Bathroom, useful storage cupboard to one side and smoke alarm.

SITTING ROOM

with fully glazed patio door to one side allowing good natural light and access out onto the balcony, radiator. One one side a doorway leads through to the

KITCHEN

fitted with a good range of matching white gloss units to three sides under a laminate work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit set below a window to the rear with tiled sill. On one side is Beko freestanding electric over with extractor fan over set between a range of matching wall units, whilst in one corner is the LPG gas central heating boiler providing domestic hot water and servicing radiators. The Kitchen also benefits from space and point for fridge/freezer and space and plumbing for a washing machine.

BEDROOM

A double bedroom with window to the front with radiator below.

BATHROOM

fitted with a matching white suite comprising a panel bath with stainless steel mixer shower over; low level WC and pedestal wash hand basin with tiled splash backs. The Bathroom is finished with a window to the side.

OUTSIDE

Flat 8 benefits from a Juliette balcony which overlooks the River Teign and creates a lovely Summer Seating Area, whilst outside 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

Mains electricity, mains water and mains 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. Standard broadband speed is 15 Mbps and limited mobile phone 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). PLEASE NOTE - PETS WILL NOT BE ACCEPTED AT THIS PROPERTY DUE TO THE COMMUNAL ARRANGEMENTS

RATES

The Tenant will be responsible for the Council Tax ~
Band A (£1,632.54 for 2025/2026)

Rent ~ £700 per calendar month, payable in
advance by Standing Order

In-Going Costs ~ One months' rent in advance plus
the Deposit (deposit equal to five week's rent) to be
received in cleared funds prior to an agreed move-in
date. Deposit held by The Keenor Estate Agent in a
government approved Deposit Scheme and
returned to the Tenant at the end of the tenancy,
subject to Landlord approval after a final inspection
of the property condition which will be compared
against a move-in inventory.

APPLICATION DETAILS

All prospective tenant(s)/permitted
occupier(s)/guarantors aged 18+ must complete
their own application forms and provide original
acceptable I.D. documents to comply with Money
Laundering and Right to Rent legislation. All
applications are subject to landlord approval,
referencing and contract.

VIEWING

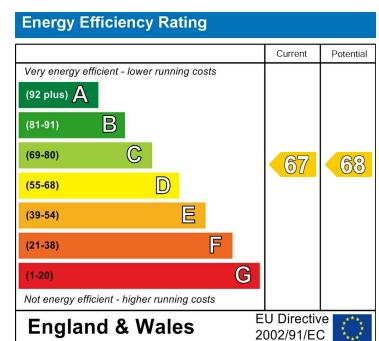
Strictly by appointment through the agent. Out of
Hours Please Call 01769 580024 or E-Mail
enquiries@keenors.co.uk

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.