



**DUCHY of CORNWALL**

**2 CASEBERRY COTTAGE**

**Copydown Lane, Bradninch, Exeter, Devon, EX5 4LZ**

**To Let on an Assured Shorthold Tenancy immediately**



A newly refurbished red brick semi-detached property in a rural location on the Bradninch Estate with fantastic views over the surrounding farmland

Dining kitchen, utility room, downstairs toilet, sitting room  
two double bedrooms & family bathroom

Large attractive garden with outbuildings, workshop space and off road parking

Rent: £800 per calendar month, Deposit £1,200

Apply: The Duchy of Cornwall Office, Princetown, Yelverton, Devon, PL20 6QF

Telephone: 01822 890205

Email: [tstratton@duchyofcornwall.org](mailto:tstratton@duchyofcornwall.org)

## SITUATION

2 Caseberry Cottages is located in a tranquil, rural location on the Duchy of Cornwall's Bradninch Estate, midway between Silverton and Bradninch.

Bradninch has amenities including a post office, public house, shop and doctors' surgery together with a primary school. The town of Cullompton is approximately 4 miles away and provides sporting and educational facilities, supermarkets, banks and a large farmers market. The cathedral city of Exeter is conveniently located approximately 11 miles away, which provides excellent shopping, leisure and cultural facilities.

Tiverton Parkway is the closest train station, being approx. 11 miles away, with the M5 only 5 miles away.

## DESCRIPTION

2 Caseberry Cottages is an attractive red brick property under a red tile roof, which has been completely refurbished and modernised throughout. It is surrounded by its own garden including a parking area to the side of the house, and has useful ancillary storage/workshop buildings with potential.

The property has UPVC double glazed windows, cavity wall & loft insulation and a newly installed oil fired central heating system. A multi-fuel stove is situated in the sitting room.

## ACCOMMODATION

Dimensions are approximate and are given in imperial and metric:

**Front Entrance Porch:** 1.23m x 1.15m (4'0 x 3'7)

Leading to the staircase and sitting room

**Sitting Room:** 3.89m x 3.4m (12'8 x 11'2)

Characterful and cosy room with multi fuel stove with brick surround painted black and an original built in cupboard on the right hand side of the chimney breast.

Useful under stair storage

Radiator

CO detector

Pendant light fitting

Vent

3 x double power socket

TV aerial point



**Dining Kitchen:** 4.75m x 2.74m (15'6 x 8'10)

Newly installed tongue and groove kitchen, good range of wall and floor units with a wood effect worktop, stainless steel sink with drainer and space, plumbing and power for a fridge freezer, dishwasher and electric cooker (built in extractor hood above)



Black slate floor

Smoke detector

6 spot lights and a pendant light fitting

Electric meter

Fuse board

Stop tap

4 x double power sockets

An existing integrated cooker with hob is available at a sum to be agreed

**Downstairs WC:** 1.40m x 0.75m (4'6 x 2'5)

White WC, hand basin, extractor fan, black slate floor

**Utility Room:** 1.7m x 1.55m (5'6 x 5'1)

Wood effect worktop with cupboard and space, plumbing and power for a washing machine and tumble drier

Black slate floor

Radiator

2 x double power sockets

2 x single power sockets

Pendant light fitting

Slate floor

**First Floor:**

**Bedroom 1 (Master):** 3.89m x 2.49m (12'8 x 8'2)

Fantastic views over the front, built in cupboard over stairs and an original feature fireplace.

4 x double power sockets

TV aerial point

Pendant light

Radiator

**Bedroom 2:** 3.69m x 2.32m (12'1 x 7'6)

Fabulous views over the rear

3 x double power sockets

TV aerial point

Pendant light

Radiator

**Bathroom:** 2.75m x 2.31m (9'0 x 7'6)

Newly installed suite including white WC, hand basin,  
Shower over panelled bath, white tiles.

Extractor

Radiator

Rear door and entrance area leading to rear garden and the following:

**Brick built outbuilding** housing water filtration equipment and offering useful storage space.

**Workshop/Shed space**

6.05m x 3.02m (19'8 x 9'9)

Timber construction with a metal profile roof this building does have power and light, but is in poor condition. To the side there is a **lean-to**.

6.05m x 5.25m (19'8 x 17'2)

Open sided with a cement roof and concrete floor.



### Exterior & Views:

The property is set in a tranquil location and has fantastic views to the front and rear over beautiful rolling countryside.

The total tenancy areas extend to 0.25 acres.

## **GENERAL REMARKS AND STIPULATIONS**

### **Directional Note:**

From Cullompton, follow the B3181 south towards Bradninch, drive through Bradninch leading onto West End Road, take a right turn (after Back Lane and the track to Higher and Lower Coombe) onto an unmarked road (signposted Silverton 2.5m) after half a mile turn right onto Caseberry Lane and look for the first property on the right hand side

### **Services:**

**Water** is supplied by a private system. Please note that from time to time private systems do fail, the causes of which can sometimes take time to identify.

**Foul drainage** is via a septic tank, the tenant will be required to contribute half of the costs towards emptying and servicing the septic tank as and when demanded.

Mains **electricity**.

**Oil** fired central heating, 1250ltr oil tank to the rear of the garden and external oil boiler at the side of the house.

**Local Authority:** Mid Devon District Council.

**Parish:** Bradninch.

### **Council Tax:**

Band C, the charge for 2018/2019 is £1,643.65

### **EPC:**

Energy Efficiency rating D 48

Environmental Impact rating E 50

An Energy Performance Certificate is available upon request

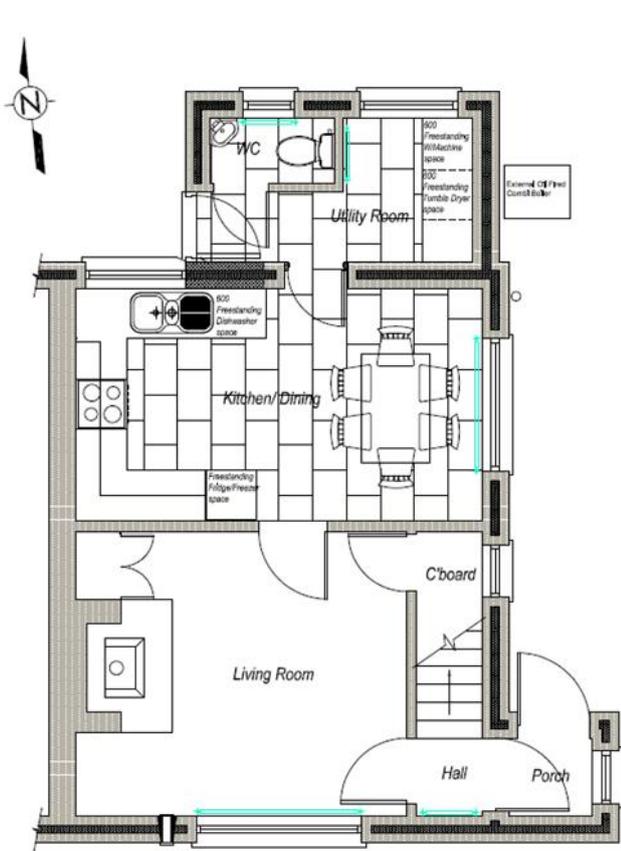
### **Internet:**

Rightmove indicates an average speed of 76.00 Mbps.

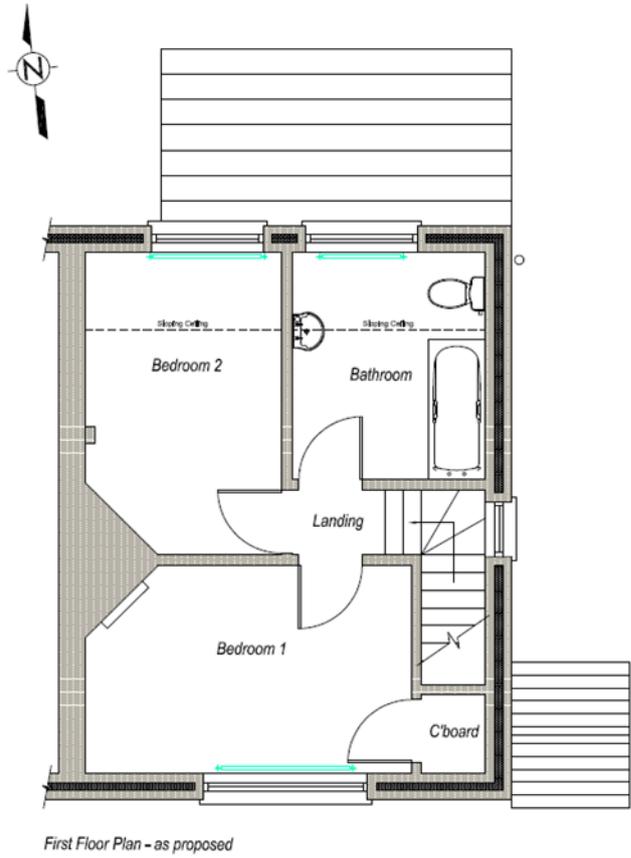
### **Plans:**

The attached plans are published for convenience only and do not form part of any contract. They are for identification only and may not accurately represent buildings or other features.

**Floor Plan:**



Ground Floor Plan



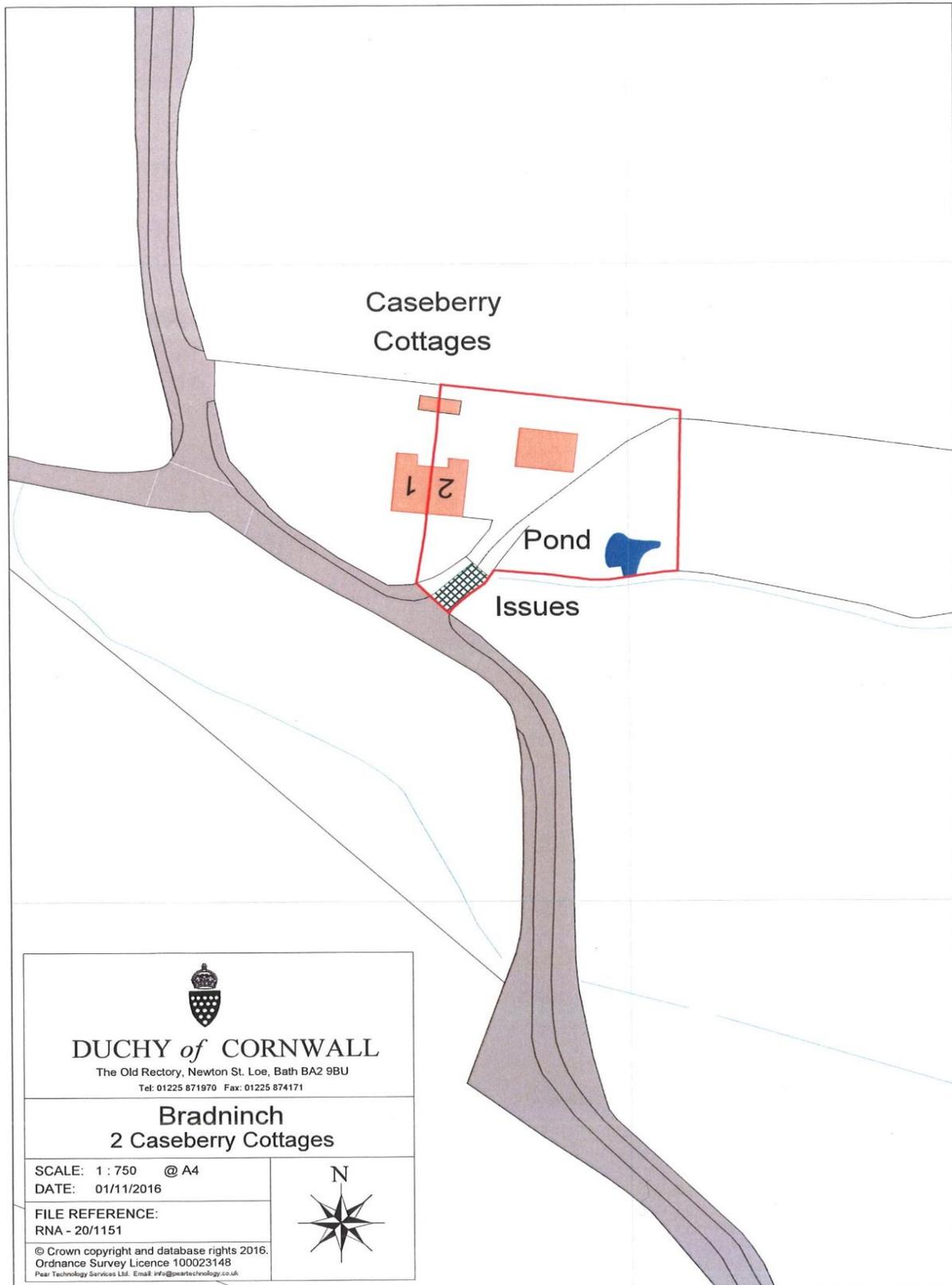
First Floor Plan - as proposed

**Tenancy Plan:**

Red outline = Tenancy area of 2 Caseberry Cottage

Green hatching = Rights of access reserved for the occupier of the field

The pond shown has been recently filled in



## PROPOSED TERMS OF LETTING

1. The property is offered on an Assured Shorthold Tenancy for a period of one year. A longer term may be negotiated and expressions of interest should be made to the Duchy when applying.
2. The property is offered unfurnished.
3. **Use:** The property will be let for private residential use only, no business use. Applicants with pets will be considered.
4. **The Gardens:** The tenant will be expected to maintain the gardens to a high standard
5. **Tenancy Agreement:** The property will be let under an Assured Shorthold Tenancy Agreement. The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition, subject to fair wear and tear.
6. **Rent** will be subject to an open market review every two years.
7. **Rent and Deposit:** Rent is £800 per calendar month payable monthly in advance by standing order on the 1<sup>st</sup> day of every month. The landlord will retain a refundable deposit of one and a half month's rent (£1,200) against damages and arrears of rent.
8. **Utilities:** The tenant will be responsible for paying Council Tax, telephone, oil, water, electricity bills plus costs related to the emptying and servicing of the septic tank.
9. **Maintenance:** The landlord will arrange the annual servicing of both the oil boiler and water filtration equipment. The tenant will need to have the chimney swept at least on an annual basis by a suitably qualified contractor.

## VIEWING

The property will be available for viewing, by appointment, through the Duchy of Cornwall office, Princetown.

**If the property is of interest and you wish to make an appointment to view, please contact Mr Tom Stratton (tstratton@duchyofcornwall.org) on 01822 890205.**

## APPLICATIONS

If after viewing you wish to apply for the tenancy an application and credit check form will be given to you which will need to be completed and returned to The Duchy of Cornwall, Princetown, Yelverton, Devon, PL20 6QF. Incomplete applications will not be considered. All adults over the age of 18 who will be living in the property will need to complete the credit check form.

*Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted for any expense incurred through fruitless journeys. The Duchy of Cornwall gives notice that:*

- i). The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.*
- ii). All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.*
- iii). No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.*
- iv). The Duchy reserves the right of not having to accept any offer received for this property.*