



## **DUCHY *of* CORNWALL**

**2 Flesterhaies Cottages, Bradninch, Exeter, Devon, EX5 4LT**

**To let on an Assured Shorthold Tenancy**



**A two double bedroom cottage in the attractive rural setting of Bradninch, near Cullompton. The property has been recently refurbished, providing a new kitchen and bathroom.**

**Rent: £700 per calendar month**

**Please apply to The Duchy of Cornwall Office, Princetown, Yelverton, Devon PL20 6QF  
Telephone: 01822 890205 / Email: [tstratton@duchyofcornwall.org](mailto:tstratton@duchyofcornwall.org)**

## **SITUATION**

No. 2 Flesterhaies Cottages is situated within the Duchy of Cornwall's 3,000 acre Bradninch Estate.

Bradninch has amenities including a primary school, post office and public house. The town of Cullompton is approximately 3 miles away and provides sporting and wider educational facilities. The cathedral city of Exeter is conveniently located approximately 15 miles away, which provides excellent shopping, leisure and cultural facilities.

## **THE PROPERTY**

No. 2 Flesterhaies Cottages is a two double bedroom property with central heating.

## **ACCOMMODATION**

*(All measurements are approximate and are for guidance only)*

An entrance lobby inside the front door leads off to the right into a small storage room (2.10m x 1.40m)

To the left of the entrance lobby is the kitchen.

Kitchen (4.60m x 3m)

A new kitchen has been provided.

The kitchen leads through into the living room.

Living Room with wood-burning stove (3.70m x 3.60m)

In the corner of the living room, a flight of stairs leads up to the first floor.

Bedroom 1 (2.60m x 4m)

This has a view over the fields to the back of the property and a small decorative fireplace. There is an inbuilt cupboard for clothes (1m x 0.90m).

Directly opposite this bedroom and across the landing is the second bedroom.

Bedroom 2 (2.40m x 2.30m)

This overlooks the garden at the front of the property.

At the end of the landing is the bathroom.

### Bathroom (3.40m x 1.90m)

Newly fitted bathroom, with bath and shower over, wc and sink.

Airing cupboard within bathroom area.

### ACCESS

External: access is through the adjoining Duchy owned Stokehouse Farm and along a track, which is maintained by the Duchy of Cornwall. There is laid to grass. The cottage will have independent access from the adjoining No. 1 Flesterhaies Cottages via a new path, which will shortly be constructed.

### OUTSIDE

The property has a lawn area to the front and this extends along the side of No 2 Flesterhaies Cottages and around the back.

### **Services:**

The cottage has a private water supply, which is shared with No 1 Flesterhaies Cottages. The Landlord maintains the supply albeit the benefit of this supply is accounted for in rent reviews.

There is a bio disc treatment plant shared with No 1 Flesterhaies Cottages. The Duchy organises for this to be emptied, albeit the tenant would be responsible for contributing 50% to the cost of this.

**Electricity** – mains supplied direct to the cottage with its own meter.

**Local Authority:** Mid Devon District Council

**Council tax:** Band C (£1721.93 for 2019/2020)

**Energy Performance Certificate:** Will be a minimum of E on occupation of the property.

### PROPOSED TERMS OF LETTING:

1. The property is offered on an Assured Shorthold Tenancy for an initial 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 let unfurnished and carpets will be treated as tenants' fixtures.
3. **Use:** The property will be let for private residential use only. Applicants with pets will be considered. Commercial or recreational use of the workshop will be permitted subject to use.
4. **Rent** will be subject to an open market review every two years.
5. **Rent and Deposit:** Rent is payable monthly in advance by standing order every month. The Landlord will retain a refundable deposit equivalent to 5 weeks rent for damages and arrears of rent for the duration of the Agreement, which will be held in a Government-backed tenancy deposit scheme. This will be returned to the tenant, without interest, on the termination of the tenancy providing all the terms of the Agreement have been complied with.

6. **Utilities:** The tenant will be responsible for paying all outgoings, including Council Tax and utility bills.
7. **Insurance:** The Landlord will be responsible for the buildings insurance and the tenant will be responsible for the contents.
8. **Tenants' Fixtures:** the property will be let unfurnished and the Duchy will supply carpeting which will be fitted pre-letting.

## **VIEWING**

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

## **APPLICATIONS**

If after viewing the property, you wish to apply for the tenancy you will be provided with the relevant forms to complete and return to The Duchy of Cornwall, Princetown, Yelverton, Devon, PL20 6QF. Incomplete applications will not be considered.

Should an applicant be shortlisted at least two references will be required, including your current landlord and current employer. Credit checks will also be undertaken.

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted by the Duchy for costs incurred by those making applications for the property, which prove not to be successful. 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.