

Wee Cott, Bullen Street, Thorverton, EX5 5NG



Two bed character cottage with parking and a garage in the Parish carpark, located in the popular village of Thorverton approximately 8 miles from Exeter. The village has two public houses and two churches with a stream running through the village. EPC Rating E.

Available Early to Mid August 2025

Monthly Rent of £925

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Wooden front door. Ceiling light. Coir matting. Carpets. Wooden door glazed leading through to:

Lounge/Diner 13' 5" x 19' 7" (4.09m x 5.97m)

Wooden window to front elevation with shutters. Original beams. Carpet. Parquet flooring. Ornamental fire place with hearth. Three sets of wall lights. Dimplex night storage heater. Understairs cupboard. Ample power points. Light switch



Kitchen 8' 11" x 8' 0" (2.71m x 2.44m)

uPVC window to rear elevation. Ceiling chrome spotlights. New vinyl floor covering. Under counter fridge and washing machine. Electric Cooker. Stainless steel sink and drainer with chrome mixer taps. Tiled splash backs. Good range of wall and base units with roll edged wood effect work tops over. Ample power points. Dimplex night storage heater. Light switches. Door leading through to:



Conservatory 10' 8" x 6' 6" (3.25m x 1.99m)

Poly carbonated roof. Electric heater. Wall lights. Wooden French doors leading out to the courtyard.

Two wooden windows. Power point

First Floor Landing

Stairs leading from outside of kitchen. Carpet. Ceiling light. Loft hatch.

Bedroom One 13' 4" x 13' 0" (4.06m x 3.96m)

Wooden sash window to front elevation. Curtain pole and curtains over. Two large built in wardrobes with hanging rail and shelving. Carpet. Ceiling light. Electric radiator. Ample power points. Light switch



Bedroom Two 7' 9" x 10' 9" (2.36m x 3.27m)

Wooden sash window to rear elevation. Curtain pole and curtains over. Dimplex night storage heater. Power points. Carpet. Ceiling light. Telephone point. Light switch

Family Bathroom 5' 3" x 5' 10" (1.59m x 1.78m)

Wooden window to rear elevation. Enclosed ceiling light. Extractor fan. Vinyl floor covering. Electric heater. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Over the bath there is a Triton Electric shower with bi folding shower screen. Room is fully tiled in white tiles with a border. Light switch. Mirror and shaver point over the basin



Rear Garden

Small courtyard garden.

Additional Information

Deposit £925

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

Suitable for a small family or a single/professional couple

6 month fixed tenancy then onto a periodic month to month

Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0
Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Energy Performance Certificate



Wee Cottage, Bullen Street, Thorverton, EXETER, EX5 5NG

Dwelling type:	Mid-terrace house	Reference number:	8171-7822-6700-9205-3992
Date of assessment:	15 February 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	15 February 2019	Total floor area:	71 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,675
Over 3 years you could save	£ 1,767

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	
Heating	£ 2,655 over 3 years	£ 1,431 over 3 years	
Hot Water	£ 666 over 3 years	£ 300 over 3 years	
Totals	£ 3,675	£ 1,908	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
49	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 138
3 Internal or external wall insulation	£4,000 - £14,000	£ 153

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.