

STAGS

Orchard Barn West Hele, Buckland Brewer, Bideford, Devon EX39 5LZ

Rurally situated, detached character barn conversion offering 3 bedrooms, 3 bathrooms, use of the garden and 2 off-road parking spaces. Underfloor heating throughout running through a ground source heat pump and fully double glazed

Torrington - 5.6 miles | Bideford Quay - 7.6 miles | Barnstaple Town Centre - 17 miles

• Character Barn Conversion • 3 Bedrooms, 3 Bathrooms • Rural location, Use of Garden • Energy Efficient Ground Source Heat Pump • Available Mid September • Pet considered by negotiation • 12 months + • Deposit £1269 • Council Tax Band D • Tenant Fees Apply

£1,100 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

ACCOMMODATION TO INCLUDE
Front door leading to:

LOUNGE 17'4" x 16'4"
Spacious double height room with character features such as exposed roof beams and stone walls. Wood burner. Tiled flooring. Smoke alarm. Cupboard under the stairs.

KITCHEN/DINING ROOM 16'3" x 9'4"
Fitted white shaker style kitchen with stainless steel effect handles and contrasting speckled laminate work surface. Tiled splashback. Stainless steel 1.5 bowl sink. Mixer tap. Built-in electric hob, oven and microwave. Free standing dishwasher, washing machine and fridge freezer. Tiled flooring. Heat alarm. Room thermostat.

BEDROOM 3 10'11" x 10'7"
Spacious double/twin. Tiled flooring.

EN-SUITE WET ROOM 9'10" x 5'6"
Walk-in shower, wash hand basin, low level wc, extraction fan. Tiled flooring and partially tiled walls.

FIRST FLOOR MEZZANINE
Oak balustrade. Fitted carpet. Could serve as an occasional 4th bedroom.

BEDROOM 1 14'5" max x 9'6"
Dual aspect double with built-in wardrobe. Fitted carpet. Vaulted ceiling.

EN-SUITE SHOWER ROOM 6'1" x 5'11"
Walk-in shower. Wash hand basin. Low level WC. Tiled flooring. Extraction Fan.

BEDROOM 2 16'6" max x 10'11" max
Spacious double/twin. Dual aspect. Vaulted ceiling. Fitted carpet.

EN-SUITE BATHROOM 7'1" x 6'1"
White 3-piece suite and handheld shower. Tiled flooring.

OUTSIDE
2x off-road parking spaces to the front. Patios to the side and back. Use of the lovely garden and orchard.

AGENTS NOTE
The property is located on a working farm. Cellars, attics and eaves do not form part of the tenancy. Visits by prior arrangement. The property can be made available furnished or unfurnished. Use of the garden and orchard is included. The landlord maintains the garden and orchard.

SITUATION
Rurally situated approximately 1.5 miles outside the village of Buckland Brewer with its well-regarded pub. The town of Bideford is approximately 7.5 miles distant and offers all amenities. The North Devon coast is around a 15-minte drive away. The regional hub of Barnstaple is around a 30-minute drive.

DIRECTIONS
Proceed from Barnstaple on the A39 towards Bideford and Bude. Pass over the new Torridge Bridge. Upon reaching the Heywood Road roundabout, turn left towards Bideford. Pass through Bideford and proceed towards Great Torrington on the A386. Just before entering the village of Landcross, turn right signposted towards Bradworthy / Littleham and Buckland Brewer. Continue along this road. The road then bears around sharply to the left, and immediately turn left, signposted towards Buckland Brewer. Continue along this road until you enter the village of Buckland Brewer itself. Proceed through the village and bear right to Tythecott. Continue for approximately one mile. Take a left towards Torrington (post box on corner). West Hele is the first farm on the right. The property will be situated on the farm straight ahead. When using Google Maps enter 'West Hele' as your destination. This will take you to the front door.

What 3 Words: ///mimics.tunnel.prepped

SERVICES
Electric - Mains connected
Drainage - Shared private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.
Private water- £50 per calendar month payable to the landlord for water.
Heating - Ground Source Heat Pump Underfloor
Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data: EE & O2 - Good outdoors. Three & Vodafone - good outdoors and variable indoors
Local Authority: Council tax band D

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100.00 pcm exclusive of all charges. DEPOSIT: £1265.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £33,000.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £253.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



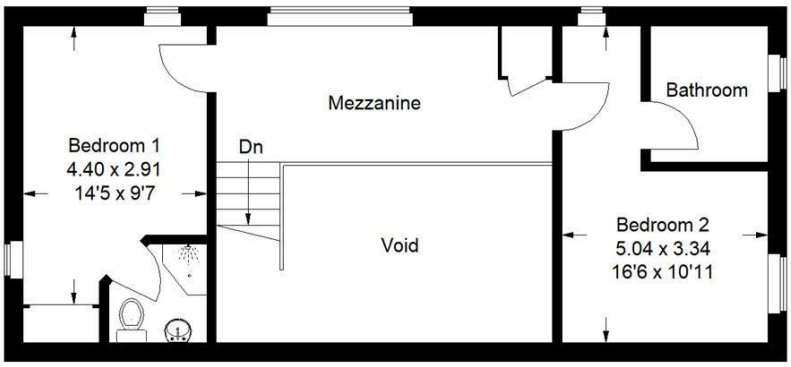




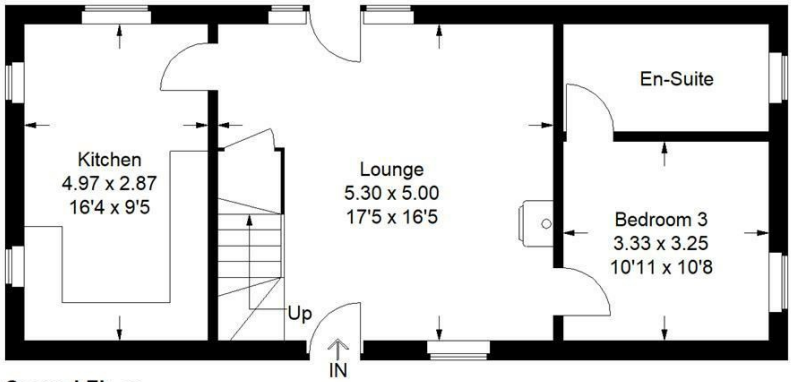




Approximate Gross Internal Area
103.2 sq m / 1111 sq ft
(Including Mezzanine / Excluding Void)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 812677)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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