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Residential Lettings



The Granary, Higher Grants Exebridge, Dulverton, TA22 9BE

A three bedroom unfurnished stone barn conversion with garden and parking situated on the edge of Exmoor.

- Three Bedrooms • Kitchen/Breakfast Room • Living room • Dining Room
- Enclosed Garden • Off Road Parking • Family Friendly • Pets Considered
- Available Immediately •

£725 per calendar month

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Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION TO INCLUDE

From front double glazed door leading into

HALLWAY

With radiator, smoke alarm, sliding door into

CLOAKROOM

With WC, wash hand basin.

SITTING ROOM

Good sized light room with door opening into garden, fireplace with coal effect gas fire, radiator, door into

KITCHEN

With range of wooden fronted wall and base units, laminate worksurface, stainless steel 1 ½ bowl sink unit, newly fitted electric cooker and gas hob with extractor above, space for washing machine, fridge, door to understairs cupboard with shelving, saloon style swinging doors into

DINING ROOM

With wooden flooring, radiator.

FIRST FLOOR LANDING

With hatch to attic, airing cupboard with slatted shelving, gas fired boiler running domestic hot water and full central heating. Door into

BEDROOM ONE

Double with built in cupboard with radiator.

BEDROOM TWO

With built in cupboard and radiator.

BEDROOM THREE

Double with built in cupboard, radiator and smoke alarm.

BATHROOM

With suite comprising bath with thermostatic shower over, bath screen, wash hand basin and radiator.

OUTSIDE

To the rear of the property is an enclosed garden mainly laid to lawn with garden shed. To the front is parking for 2 vehicles.

SITUATION

In a rural setting in the hamlet of Exebridge on the Devon/Somerset border and on the edge of Exmoor. The property is on the edge of

a farm courtyard development with its own off road parking area and garden. The Exmoor town of Dulverton is 3 miles away with range of shops, schools etc. and the market town of Tiverton is 10 miles to the south, with access to the North Devon Link Road, M5 and railway station at Tiverton Parkway.

SERVICES

Mains electric, LPG gas, council tax band D.

Water & drainage included within the rent.

DIRECTIONS

From the A361 North Devon Link Road at Tiverton proceed north on the A396 towards Bampton, turning left at the Exeter Inn and proceeding to the Black Cat junction. Cross over this junction, following signs to Minehead and Dulverton and on approaching Exebridge, take a left turning into Higher Grants Farm (just past the caravan park) and The Granary is the first building on the left hand side.

LETTING

The property is available to rent on a Renewable Assured Shorthold Tenancy for 6/12 months plus, unfurnished and is available early December. RENT: £725 per calendar month, exclusive of all charges. DEPOSIT: £825 returnable at end of tenancy, subject to 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. Viewing strictly through the agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter.

Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/ inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		56	56
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	65
EU Directive 2002/91/EC			



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