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Residential Lettings



## Brindiwell Barn, Brindiwell Farm Cheriton Fitzpaine, Crediton, EX17 4HR

A newly renovated barn conversion situated in a rural location enjoying superb views.

- Kitchen • Dining/Sitting Room • Bathroom & Separate Shower Room •
- Large Family Room/Bedroom Four • Garden & Parking • Available Immediately
- No Smokers/DSS • Tenant Fees Apply •

**£1,200 per calendar month**

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## ACCOMMODATION TO INCLUDE

Solid wood front door opening into porch leading into main hallway. Door to

### KITCHEN

With fitted units, freestanding electric cooker, fridge/freezer, automatic dishwasher and washing machine, Belfast sink, windows to side and rear, dresser. Exterior back door to patio/ garden.

### SITTING/DINING ROOM

Good sized space with laminate wood effect flooring, beams, glazed panels to side, double doors opening into garden. Door into

### BEDROOM

With laminate wood effect floor, two pairs of double doors opening into garden, door into

### BATHROOM

With tiled flooring, suite comprising corner bath, wash hand basin, WC, extractor fan.

### MAIN HALLWAY

With door into

### SHOWER ROOM

With shower enclosure, WC. Wash hand basin.

Steps down to

### INNER HALLWAY

With doors to

### BEDROOM TWO

Carpeted dual aspect double room with wash hand basin.

### BEDROOM THREE

Carpeted double room window to the front.

### FROM MAIN HALLWAY

Carpeted stairs leading to

### FAMILY ROOM/BEDROOM 4

Carpeted large versatile room with velux windows to the west and windows to south and east.

### OUTSIDE

To the rear of the property is a patio providing ample seating space and enjoying superb views. In addition, there is an area mainly laid to lawn with an allocated parking area to the side.

### SERVICES

Mains electric, water & drainage - There will be an amount payable to the landlord for these services. Council tax awaiting assessment, TBC.





## SITUATION

The property is situated in a rural location approx 1 mile from the village of Cadeleigh and a further 2 miles from Bickleigh where you will meet the A396 north to Tiverton and south to Exeter. Tiverton is 4 miles distant with large range of shops, services and educational facilities and access to the North Devon Link Road (A361) link to the M5 at J27 where Tiverton Parkway station is situated. Exeter is within easy commuting distance and offers a further range of extensive shops and facilities.

## DIRECTIONS

From Tiverton, follow the A396 south to Bickleigh, turning right just before the bridge at the Fishermans' Cott towards Crediton. Just after a hump-backed bridge, turn right to Cadeleigh and continue up the road until you enter the village.

Continue on through the village for a further mile, turning left at Post Box Cross towards Cheriton Fitzpaine. At Brindiwell Cross follow the road to the left and go down the hill. Brindiwell Farm will be found on the right hand side with Brindiwell Barn being seen immediately to the left.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus,

unfurnished and is available immediately. RENT: £1200 per calendar month exclusive. DEPOSIT: £1300 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. ID & credit references required. 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.





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