



STAGS

Pound Barn, Farmyard Corner, Compton,
Marldon, Paignton, Devon, TQ3 1TA

A 3 bedroom barn conversion overlooking National
Trust land in the popular hamlet of Compton.

Totnes 8 miles Torquay 5½ miles Newton Abbot 6½ miles Exeter 22 miles

• Kitchen • Bathroom & shower room • Off street parking • Fully
furnished • No young children • Available beginning of September 2019
to end of June 2020 • Tenant fees apply •

£925 Per calendar month

EPC Band E

01803 866130 | rentals.totnes@stags.co.uk

SITUATION

The property is situated in the pretty hamlet of Compton and overlooks National Trust land. Compton is surrounded by rolling Devon countryside. The nearby village of Marlton has a primary school, post office, shops, pub and restaurant and with direct access to the A380. Torbay offers a comprehensive selection of educational, shopping and recreational facilities. The spectacular coast provides an abundance of sandy beaches and sailing opportunities in nearby Torbay and Dartmouth. Dartmoor National Park is within easy driving distance. The mainline railway station can be found at Newton Abbot (6½ miles away) with services to London Paddington in approximately 2 hours 40 minutes.

DESCRIPTION

A 3 bedroom barn conversion overlooking National Trust land in the popular hamlet of Compton. Kitchen, sitting/dining room, utility area, cloakroom, 2 double bedroom, 1 twin, bathroom, shower room. Courtyard & garden. Off street parking. Fully furnished. Available from beginning of September until end June 2019 only. EPC Band E. Tenant fees apply. One pet to be considered. No young children.

ACCOMMODATION

Kitchen: Built in units, stainless steel sink, dishwasher, fridge/freezer, electric hob and oven, microwave oven, island. SITTING/DINING ROOM: Spacious room with access to rear garden and wood burning stove, dining area. UTILITY AREA: Belfast sink, washing machine. INNER HALL: Larder and storage cupboard. CLOAKROOM: W C and basin. FIRST FLOOR: Stairs to landing with small office area and storage cupboard. BEDROOM 1: Rear aspect double room with double bed. BEDROOM 2: Rear aspect double room with twin beds. BEDROOM 3: Side aspect double room with double bed. Wash hand basin. BATHROOM: White suite with shower attachment over bath. SHOWER AREA: Shower in cubicle. Separate WC and basin.

OUTSIDE

The property is set in approximately three quarters of an acre of grounds, with lawned areas and courtyard. There is off street parking and a garage which is not used for vehicles but can be used for storage and wood. The Landlord employs a gardener to maintain the garden.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Council Tax Band E South Hams District Council 01803 861234.

DIRECTIONS

From Totnes take the A381 sign posted Newton Abbot and after approximately 5 miles, at Ipplepen, turn right at the Texaco Garage sign posted Compton. Continue along this road through Bulleigh Cross and you will reach Compton. On reaching Compton, pass Compton Castle on your right hand side and continue through the hamlet. The property will be found on the right hand side immediately opposite Farmyard Corner.

LETTING

The property is available to rent for nine months on an Assured Shorthold Tenancy, fully furnished. Available from the beginning of September. Rent £925.00 exclusive of charges for all utilities, council tax and telephone but inclusive of the services of a gardener who is instructed by the Landlord. One pet considered. DEPOSIT: £1,065 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

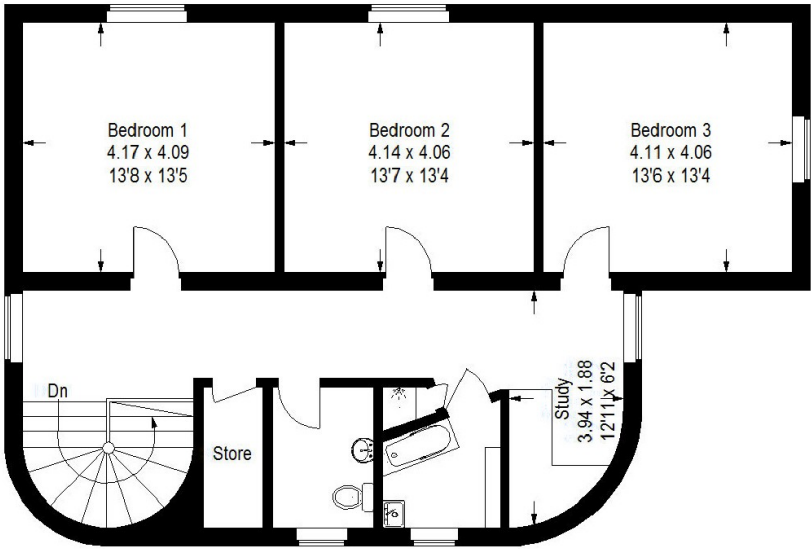
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

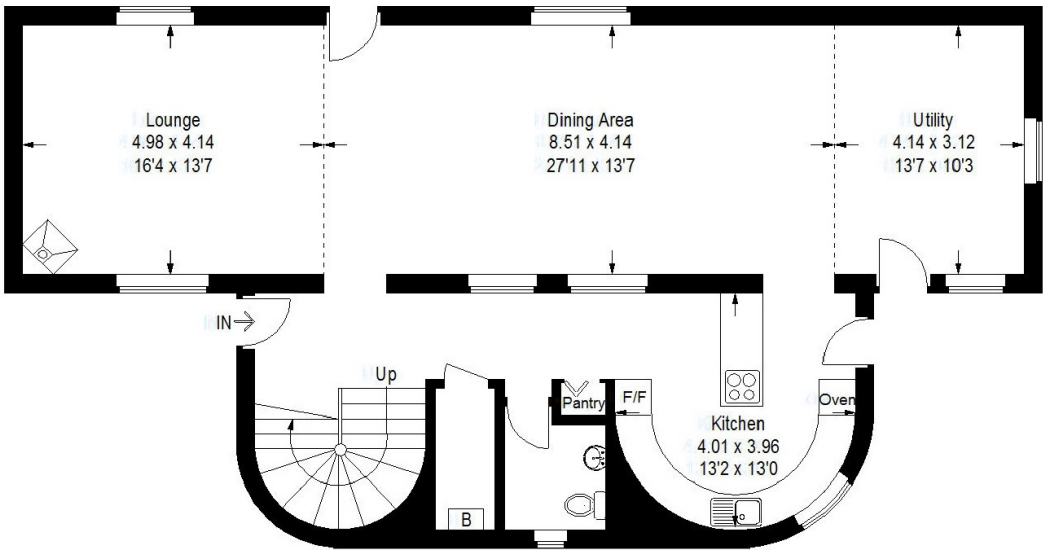
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area
205.2 sq m / 2209 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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