



Oak Barn , Morchard Bishop, CREDITON, EX17 6RX

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A four bedroom detached barn conversion situated in a rural location on the outskirts of Morchard Bishop.

Exeter City Centre 14.2 Miles / Crediton 6.2 Miles / Morchard Bishop 2.4 Miles

• Available Now • Four Bedrooms • Open Plan Kitchen / Living Area • Quiet Location • Stunning Views • Deposit: £1730 • Council Tax Band E • Term: Long Term • Pets Considered • Tenant Fees Apply

£1,500 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A four bedroom detached barn conversion situated in a rural location on the outskirts of Morchard Bishop. The property comprises open plan kitchen/living area, bedroom one with ensuite and main bathroom. Utility and cloakroom. Parking for multiple cars. Pets Considered. EPC Band D. Council Tax Band E. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

### KITCHEN / SITTING ROOM 42'3" x 16'0"

Floor and wall mounted cupboards and drawer units. Range cooker with seven ring gas hob with extractor over. Island and breakfast bar with far reaching views across the countryside. Wood burner and windows to the side and front aspect. Doors to -

### UTILITY

Work top with storage cupboard and space for white goods. Side door out to garden.

### DOWNSTAIRS CLOAKROOM

Low level WC, wash hand basin and window to the side. Fuse board.

### BEDROOM ONE 13'9" x 11'1"

Window to the rear aspect, door to -

## ENSUITE

Bath with shower over, low level WC and wash hand basin. Mirror. Window to the side aspect.

### BEDROOM TWO 14'5" x 13'5"

Window to the rear aspect.

### BEDROOM THREE 15'1" x 11'9"

Window to the side aspect.

### BEDROOM FOUR 11'1" x 10'2"

Window to the rear aspect.

## BATHROOM

Bath with shower over, low level WC and wash hand basin with mirror over.

## OUTSIDE

Parking for multiple cars. Undercover seating area and large outside grassed area.

## SERVICES

LPG, mains electric via sub-meter. Private water source and drainage. Council Tax Band E, Mid Devon Council. Ofcom predicted broadband services - Standard 6 Mbps Download / 1 Mbps

Ofcom predicted mobile coverage for voice and data - EE, Three, O2, Vodafone - Limited inside / Likely outside



## DIRECTIONS

From Crediton take the A3072, taking a left onto Blagdon Terrace. At the mini roundabout head straight over onto Jockey Hill. Continue along this road and on passing Sandford Cricket Club, take the first left towards Newbuildings. Continue along Twelve Milestone Lane for approximately 3 miles. On reaching Spiralake cross (pink cottage on corner) turn right toward Black Dog. Proceed along the road for approx 1 miles and turn right onto Butcombe Lane (concrete drive) signpost East Aish. Follow drive and turn right past first house on the right. Follow lane down and the property can be seen on the left.

## LETTING

The property is available to let on a assured shorthold tenancy, unfurnished and is available immediately. RENT: £1500 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1525. DEPOSIT: £1730, 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.

## RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e67\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e67_roadmap.pdf)





**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	