



Kester East Burne Farm, Bickington, Newton Abbot,
Devon TQ12 6PA

**A delightful 3 bedroom detached barn in a rural
but accessible location.**

Ashburton 2.5 miles Newton Abbot 5 miles Exeter 19 miles Plymouth 27
miles

• Good size Kitchen / Diner • Living room with woodburner • Large garden &
off street parking • Cloakroom • 3 bedrooms • Rent includes
gardening • Available mid October • Tenant fees apply

£1,300 Per Calendar Month

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

DESCRIPTION

A delightful detached barn in a rural but accessible location. Hall, sitting room, kitchen, cloakroom, 3 bedrooms, bathroom. Price includes gardening. Off street parking and garden. Unfurnished. Available mid October. Regret no pets. EPC Band E. Tenant fees apply.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL: Radiator.

KITCHEN/DINER: Electric cooker, oil fired central heating boiler, plumbing for washing machine and slimline dishwasher.

CLOAKROOM: W C and basin.

LIVING ROOM: Wood burning stove.

FIRST FLOOR

LANDING: Large window overlooking the garden.

BEDROOM 1: Beamed ceiling, velux windows, radiator, long room with space for two beds.

BEDROOM 2: Beamed ceiling, velux windows, radiator, double room

BEDROOM 3: Beamed ceiling, velux windows, radiator, good sized double room.

BATHROOM: Modern suite (bath, basin, WC) electric shower over the bath.

OUTSIDE

The property benefits from off street parking and a large lawned area with a patio.

SERVICES

Mains electricity, oil fired central heating, mains water. Council Tax Band E: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

SITUATION

The property is located in a rural but accessible location within ten minutes drive of the A38 Devon Expressway with its access to the motorway network. The popular and extremely well equipped town of Ashburton is just 3 miles away and the small village of Denbury is also a short drive away and has a small village shop, primary school and a popular local public house.

DIRECTIONS

From Totnes follow the signs for the A38 for Exeter, going through Dartington and Buckfastleigh. Leave the A38 at the Goodstone exit and follow the signs for Newton Abbot (A383 Ashburton Road), going back across the A38. Look out for the sign for Gale on your right and turn right. Follow this road past Farlacombe until you reach Burne Cross. Turn right here, signposted

for Denbury. East Burne Farm will be found a short way down on the left and Kester is the first house on the left when you reach the farm.

LETTING

The property is available to let on an assured shorthold tenancy for 24 months plus, unfurnished and available mid October. RENT: £1,300.00 pcm exclusive of all charges. Sorry NO PETS, however if on the rare circumstance the let permits pets, the rent will be £1,365.00 pcm. DEPOSIT: £1,500.00 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

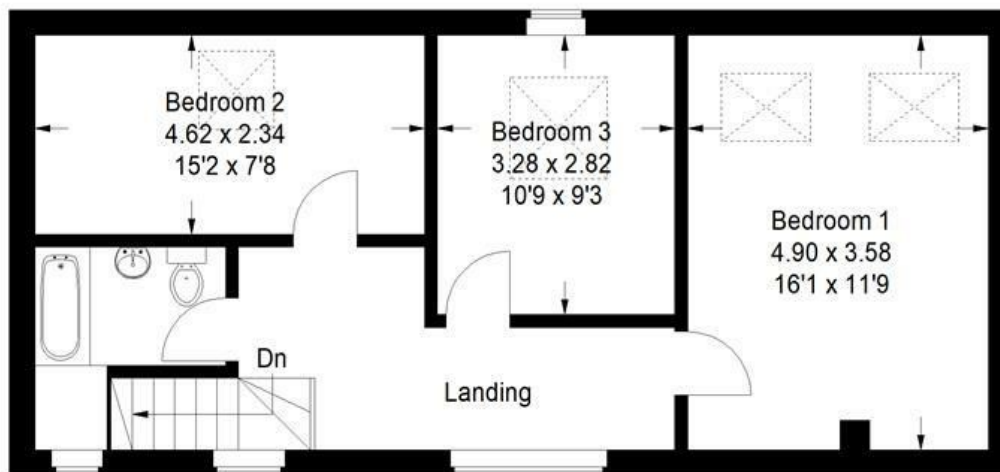
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and /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

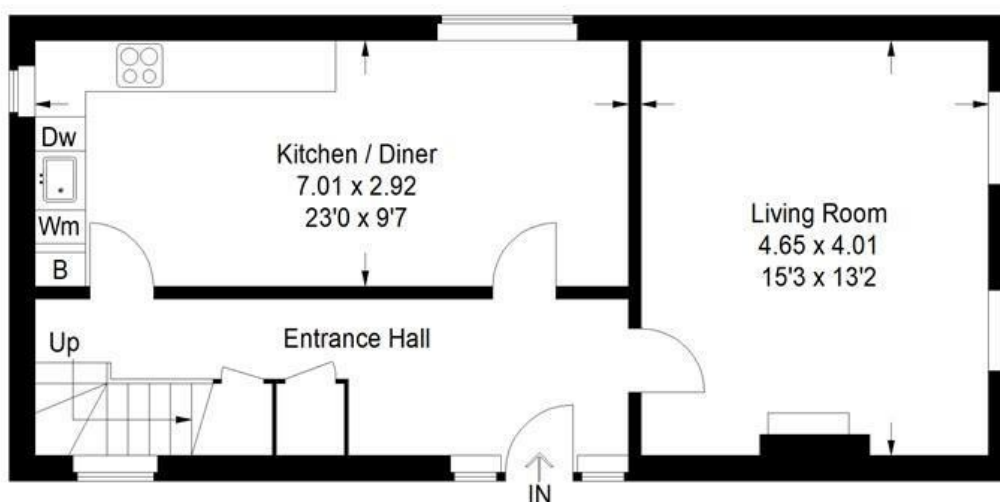
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area
110.5 sq m / 1189 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID785951)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.totnes@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 plus) A			83
(31-31) B			
(29-29) C			50
(25-25) D			
(22-22) E			
(21-21) F			
(19-19) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	