



## New Barn Farmhouse Talaton, Exeter, Devon EX5 2RX

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A newly decorated unfurnished attractive farmhouse in a rural position with stunning countryside views.

Otterly St Mary 3.5 miles; Exeter M5 8.5 miles; Honiton 9 miles;

• Forming Part of Country Estate • Spacious Accommodation • Four Bedrooms • Parking / Garage / Garden • A Pet (terms apply)/Children Considered • Available Immediately • 12 Months Plus • Deposit: £2,019 • Council Tax Band: E • Tenant Fees Apply

£1,750 Per Calendar Month

01404 42553 | [rentals.honiton@stags.co.uk](mailto:rentals.honiton@stags.co.uk)

## ACCOMMODATION INCLUDES

Entrance porch with solid front door into

### HALLWAY

With stairs rising and original tiled floor.

Doors into:

### SITTING ROOM

17'3" x 13'8"

Spacious dual aspect room, fire place with woodburner, radiators, television aerial points, door to large storage cupboard and newly fitted carpet.

### DINING / FAMILY ROOM

17'9" x 12'11"

Step down from the hallway, with large feature fireplace, beams, storage area, telephone point, radiator and newly fitted carpet.

Door to:

### REAR HALL

Newly fitted carpet and doors into;

### KITCHEN / BREAKFAST ROOM 15'1" x 9'0" (9'4" x 8'7")

Breakfast/Dining Room with newly fitted carpet and radiators. Opening into Kitchen area comprising cream fronted wall, base and drawer units, worksurface with inset 1½ stainless steel sink unit, space for electric cooker, space and plumbing for dishwasher, with new vinyl flooring.

### UTILITY

8'0" x 6'10"

Comprising cream fronted wall unit, worksurface with space and plumbing under for washing machine, fridge freezer space and new vinyl flooring.

### REAR PORCH / BOOT ROOM

6'7" x 10'8"

Step down from rear hall, with radiator, butler sink on wood worksurface, new vinyl flooring, part glazed door to rear garden.

Door into;

### CLOAKROOM

White suite comprising low level W.C and wash hand basin, radiator and new vinyl flooring.

## STAIRS AND LANDING

Stairs rising to split landing with radiator and newly fitted carpet.

Doors into

### BEDROOM ONE

15'3" (13'8") x 10'3"

Good sized double with feature fireplace, walk in wardrobe, television aerial, radiator and newly fitted carpet.

### FAMILY BATHROOM

White suite comprising bath with shower over, shower screen, low level W.C, pedestal wash hand basin, heated towel rail, mirror, beam and vinyl flooring.

### OFFICE / PLAYROOM

12'2" x 6'11"

Walk through area which could be used as a study/office/playroom or occasional bedroom, with radiator and newly fitted carpet.

### BEDROOM TWO

10'5" x 15'5" (14'2")

Double with radiator, television aerial and newly fitted carpet.

Door into ensuite cloakroom with low level W.C, wash hand basin, new vinyl flooring.

### SHOWER ROOM

Access can be via bedroom two or hallway and comprises shower with shower curtain, heated towel rail and new vinyl flooring.

### BEDROOM THREE / DRESSING ROOM

11'8" x 7'6"

Single bedroom or lovely dressing room with radiator, open fronted wardrobes and newly fitted carpet.

### BEDROOM FOUR

15'7" x 7'3"

Double with radiator and newly fitted carpet.

## OUTSIDE

From lane the pathway leads to the front door with border flower beds.

To the side of the property is off road parking and a garage with oil fired boiler.

Wooden 5-bar gate leads to the rear with pathway leading to the back door, gravel seating area and garden which is laid to lawn with views across the adjoining countryside.



## SERVICES

Electric - Mains connected

Water - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Heating - Oil fired central heating

Ofcom predicted broadband services - Address is not found on the Ofcom website.

Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone.

Local Authority: Council Tax Band E

## SITUATION

A short distance is the popular village of Talaton, with public house and village shop/Post Office. The popular village of Feniton with a range of local shops, services, primary school and mainline railway link is 5 minutes drive. The larger town of Ottery St Mary is approximately 5 minutes drive to the south providing an extensive range of facilities and the cathedral city of Exeter with M5 junction/airport is 10 minutes drive to the west. The property provides easy access onto the A30 at the Daisy Mount roundabout.

## DIRECTIONS

From Honiton, proceed in a westerly direction taking the first exit off the A30 after approximately 1 mile. Proceed along the old A30, at Fairmile in the bottom of the dip turn right sign posted Larkbeare/Talaton/Escot. Proceed along this road passing the entrance to Escot on the right hand side and after approximately 1 1/2 mile at the Beacon Cross turn left signposted Larkbeare 1/2 mile. Follow the lane for approx 300 yards taking the first right at the Public Footpath sign. Follow the track and New Barn Farmhouse can be found on the left handside.

What3words: ///unpacked.torched.motivator

## LETTINGS

The property is available to rent for a period of 12 months (long term preferred)

plus on renewable Assured Shorthold tenancies, unfurnished and is available Immediately, Rent: £1,750 per calendar month exclusive of all charges. Where the let permits a pet, the rent will be increased to £1,800pcm. Deposit: £2,019 returnable at the end of tenancy subject to any deductions. Usual references required. No Smokers. A Pet (Terms Apply)/Children Considered. Viewing 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. 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.





**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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		47	80
England & Wales		EU Directive 2002/91/EC	