



Spring Barn Budgehill Farm, Middlemoor, Tavistock, Devon PL19 9DY

A well presented reverse level 3/4 bedroom barn conversion within the National Park on a small private estate.

Tavistock 2 miles Plymouth 14 miles

- Living/Dining Room with vaulted ceiling
- Kitchen/Breakfast Room with Gas AGA
- Utility Room & Gas Central Heating
- Shower Room & Bathroom
- Gardens (lawn cutting included)
- Two Parking Spaces. Unfurnished.
- Available end of March, Dog Considered Max 2 (terms apply)
- Council Tax Band D
- Deposit £1903.00
- Tenant Fees Apply

£1,700 Per Calendar Month

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ACCOMMODATION INCLUDES

HALLWAY

Tiled floor. Radiator.

BATHROOM

White suite comprising corner bath, WC, wash basin. Radiator. Window to front.

BEDROOM 1 18'2" x 13'6" including wardrobes

Radiator. Built in wardrobes. Two windows to front. One window to rear.

BEDROOM 3

11'4" x 5'10"

Single. Radiator. Window to rear.

UTILITY ROOM

5'5" x 5'8"

Belfast sink. Gas fired boiler. Plumbing for washing machine. Tiled floor.

SHOWER ROOM

Fitted tiled shower/wet room. WC. Wash basin. Radiator. Obscure glazed window to rear.

BEDROOM 2

8'8" x 10'0"

Double room. Window to front.

DRESSING ROOM/OFFICE

7'9" x 12'10" including alcove

Radiator. Cupboard with shelving. Window to side.

Stairs from the hallway to the first floor

LIVING ROOM

23'11" x 16'7"

Light and airy open plan room with vaulted ceiling, and exposed ceiling timbers. Gas fire. Two windows to rear. Patio doors to garden. One window to front. Two radiators.

KITCHEN/DINER

17'4" x 10'6"

A range of wooden base units with cream worktops. Built in oven, ceramic hob with extractor over. Built in fridge. Built in dishwasher. Gas fired Aga. Stainless steel sink and drainer, with mixer taps. Vinyl floor. Two windows to side.

HOBBIES ROOM/OFFICE

17'0" x 5'3"

Window to rear. Velux window. Radiator. Reduced head height in areas.

OUTSIDE

To the rear is an enclosed lawned garden accessed via steps down from the living room and a gate to the side of the barn. Store shed. To the front of the barn is a gravelled patio area. To the side of the house is space for parking two cars, please note there is not enough space for camper vans or similar size vehicles.

SERVICES

Mains water (metered), gas and electricity

Council Tax Band D.

Drainage: septic tank to be cleared annually by tenant.

The cutting of lawns and hedges (and clearing of leaves in the Autumn) is included in the rent. Tenants are responsible for the weeding of gravel and patio areas immediately surrounding the house.

Broadband - according to <https://checker.ofcom.org.uk/> both standard and superfast broadband services are available in this postcode.

Mobile - according to <https://checker.ofcom.org.uk/> - three is the most likely for service in this area inside. All major providers are likely to provide coverage outside.



SITUATION

The property is accessed via a private gated driveway shared by just two other properties. Surrounded by open moorland, the property is ideally positioned for those who enjoy the great outdoors or are otherwise keen on walking, riding, cycling or exploring, and both the town's Golf and Cricket clubs are within easy reach. Middlemoor itself is a small hamlet on a no-through lane, containing only a couple of dozen properties. It sits just outside of Tavistock and Whitchurch, yet is within close enough proximity to benefit from all of the town's facilities and amenities. Tavistock is a thriving market town in West Devon, rich in history and tradition dating to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 14.5 miles to the south. The cathedral city of Exeter lies 40 miles to the northeast, providing railway and motorway connections to the rest of the UK, plus an international airport.

DIRECTIONS

From Bedford square go past the post office turning right at the round about. Go up the hill for a short distance turning left into Down Road. Carry up Down Road past the Golf Club on your left and continue along the road onto the moors. Carry along this road and at the first cross roads turn right and continue down this road taking the next turning left to Middlemoor. Go along this road passing the houses and continue to the bottom of the hill. As you go around the bend at the bottom there will be grassed area in front of you and the gate to Budghill Farm to the left with wooden electrically operated gates. Push the button on the electric gates and proceed down the drive passing the main house, follow the driveway around past the property and the parking is located to the right hand side of the barn.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available end of March, unfurnished.

RENT: £1700 pcm exclusive of all charges. A well-behaved dog will be considered (X1 pet included in the rent, if 2 pets are accepted a pet rent applies of £50 pcm), DEPOSIT: £1961.00 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 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.





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 plus)	A	82
(81-91)	B	57
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC