

Waymill Farm Annex East Butterleigh, Cullompton, EX15 1LU

£1,400 PCM

A great three bedroom annex in a most wonderful location with beautiful views and spacious living accommodation throughout. This property would suit a professional couple, and is not suitable for pets.
The property has a bore hole which supplies the water, oil fired central heating and the rent includes Starlink broadband.

Description
Waymill Farm Annexe is set in a stunning location surrounded by fields and countryside. The property offers a large open plan kitchen/diner with a range of fitted wooden wall and base units, a range cooker and a fridge freezer. To the right of the kitchen is a utility room/cloakroom with dishwasher and washing machine. The well proportioned lounge is bright and airy, with an electric fire and has patio doors leading to the beautifully landscaped south facing front garden which is laid to lawn with a mature shrub and plant border. Finishing the ground floor is a wide hall area and good size double bedroom which could be used as a study. On the first floor are a further two large double bedrooms, one with walk in wardrobe, both with beautiful views over the surrounding fields, one of which benefits from an ensuite bathroom with a WC, bath and hand basin. The family bathroom has a shower enclosure, WC and hand basin. There is also a good-sized airing cupboard. The property benefits from double glazing and oil fired heating.
The rear garden is laid to patio with a small conservatory and lovely raised borders with flower beds. Two parking spaces to the front of the property
Electric sub-metered to main house and invoiced by landlord. Starlink broadband included in the rent. Oil central heating throughout. No water bills as the property has its own bore hole.

Enquiries
If you have any enquiries, please do not hesitate to contact the office 01884 257997 or email us at lettings@weldenedwards.co.uk

Disclaimer
Whilst every attempt has been made to ensure our lettings particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

General Conditions Lettings
Upon application we require one weeks rent as a holding fee. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

- Three double bedrooms
 - Master bedroom with ensuite
 - Utility room
 - Family bathroom with shower
 - Starlink broadband included in rent
- Kitchen/Diner
 - Large lounge
 - Parking
 - Oil fired central heating
 - EPC rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

