



Hilltop , Highampton, Beaworthy, EX21 5LQ

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A high specification, semi-detached 3 bedroom barn conversion in a rural setting

Okehampton 10 miles Hatherleigh 2.6 miles

• Open Plan Living space / Kitchen • Three bedrooms (one ground floor) • Shower Room • Utility Room • LPG Central Heating • Pet Considered (Terms Apply) • Garden & Parking • Council Tax Band C (To be confirmed) • Deposit £1500.00 • Available early August for a 12 month renewable Tenancy

£1,300 Per Calendar Month

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## ACCOMMODATION INCLUDES

### ENTRANCE HALL

Radiator. Cupboard. Porcelain oak planked tiled floor.

### BEDROOM 3 11'10" x 9'8"

Radiator. Window to front. Porcelain oak planked tiled floor.

### WC

White WC with wash hand basin, inset in vanity unit. Understairs cupboard. Heated towel rail. Porcelain oak planked tiled floor.

### UTILITY ROOM 5'8" x 9'9"

Range of grey units with wood effect worktop. Space and plumbing for washing machine and further appliance space. Radiator. Window to side. Porcelain oak planked tiled floor.

### OPEN PLAN LIVING / KITCHEN AREA 20'7" x 22'2"

A superb light and spacious room; featuring a superb fitted kitchen with a range of grey base units with contrasting wooden wall units with white quartz worktop. Built in fridge freezer. Stainless steel 1.5 sink with mixer tap. Built in electric oven with induction hob with extractor above. Built in dishwasher.

The Living Area features large patio doors leading to patio with lawned garden area. Feature non opening windows. Under floor heating. Porcelain oak planked tiled flooring with underfloor heating throughout.

From the hallway stairs rise to the FIRST FLOOR

### BEDROOM 2 10'0" x 11'3"

Window to rear. Radiator.

### BEDROOM 1

10'3" x 14'3"

Window to rear. Radiator.

### SHOWER ROOM

Fully tiled, with white suite comprising shower cubicle, wc and wash hand basin with vanity drawers below. Heated towel rail. Obscured window to side. Porcelain oak planked tiled floor.

### OUTSIDE

The property is approached from the road via an initial shared drive leading to the property's own parking area to the front of the house. To the rear of the property and with an attractive aspect towards open farmland, is a well designed garden comprising patio area accessed from the living space leading to a level lawn.

### SERVICES

LPG Gas Central Heating (bulk tank via Flogas) Tenant responsible for cost of LPG and setting up their own account.

Private Drainage (Klargester) Tenant responsible for emptying on an annual basis and on vacation

Water, Mains (South West Water) Metered.

Electricity (Mains)

Broadband - limited service on wired networks 5mbps download / 1 mbps upload (information gained via <https://checker.ofcom.org.uk/>) Fixed wireless access providers covering the area are EE and Three.

Council Tax Band - Band C (West Devon Borough Council)

Mobile Services - Coverage Likely with EE, Vodafone, O2 & Three. -

information obtained from <https://checker.ofcom.org.uk/>





## SITUATION

Highampton has a popular inn, primary school and village hall with outreach Post Office. There is a community shop in the nearby village of Sheepwash, which also boasts the historic, thatched 'Half Moon' Inn. The nearby village of Black Torrington also offers an award winning Inn, the 'Black River'. There is a well known farm shop on the road to the market town of Hatherleigh where there is a small supermarket, post office, doctor's surgery and vet practice as well as a petrol station and car repair businesses. A more comprehensive range of amenities can be found in Okehampton, the town offering an excellent range of shopping facilities, three supermarkets including a Waitrose, expanding sixth form college, modern hospital and state of the art leisure centre. From Okehampton there is direct access to the Dartmoor National Park, with hundreds of square miles of superb unspoilt scenery. There is also access to the A30, providing a direct link to the city of Exeter. The area surrounding Highampton offers delightful unspoilt countryside. The Tarka Trail offers miles of superb cycling, riding and walking, runs close to the property, being accessible a few hundred meters away and allowing you to cycle directly into Hatherleigh, completely off road.

## DIRECTIONS

From Hatherleigh proceed towards Highampton, after approximately 1 mile turn right at Pulworthy Cross. Follow the road for about 1 mile and the property can be found on the left hand side,

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available early August. RENT: £1300 pcm exclusive of all charges. Pet considered. Where the agreed let

permits pets the rent will be £1350. DEPOSIT: £1500 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		55	84
		EU Directive 2002/91/EC	