



The Annexe, Hill Barton House, Bondleigh, North Tawton
£850 pcm

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North Tawton, EX20 2AL

- Immaculately presented 2 bedroom cottage
- Fantastic countryside location
- 2 double bedrooms each with en-suite
- Large shared garden and parking for 2 cars
- Oil central heating
- Fully furnished
- Council tax band A
- Additional £200pcm for all other utilities (excluding council tax)

Beautifully presented 2 bedroom detached cottage, lovely countryside location, both bedrooms come with en suite bathrooms, shared use of gardens, oil central heating and parking. This lovely detached cottage is superbly located in a quiet rural setting well away from main roads, yet very accessible to the popular town of North Tawton which is a few miles away, with its wide range of amenities. Okehampton is approx. 10 miles south of the property with great access links to West Devon and the A30 to Exeter which leads to the M5. The property comprises 2 double bedrooms on the ground floor both with en-suite bathrooms. On the first floor there is a large open plan living room/ kitchen diner. The landlords are offering the property on a fully furnished basis and will be available for up to 2 years. A lawned garden and paved area is available for tenants to use, this area is shared and the landlord maintains it.





TERMS :

6 months minimum, up to 2 years (property not available on long term basis)

Rent - £850 (additional £200pcm payable for water/sewerage, oil and electricity to be paid direct to the landlord)

Deposit - £850

Fully furnished

Pets - No

Property not suitable for Children

Heating - Oil

Council Tax - Band A

Directions;

Please note if using a sat nav, the postcode EX20 2AL will not take you to the property. Instead use the post code EX20 2DJ and then carry on past Westworthy on the single track road for about half a mile and the property will be found up a drive, on your right.

NORTH TAWTON is a small town, built alongside the banks of 'The River Taw'. Settlements in and around the 'Taw Valley' experience a haven-like quality, between the often steep-edged hillsides - a contrast to other areas of more open farmland. The town has a selection of shops, a primary school, 'The Copper Key' pub and an undeniably pretty square. For more choice, by way of facilities the larger town of Okehampton is only 5 miles up the road - where access to the A30 dual carriageway (a link to the City of Exeter) can also be found. North Tawton, as with many Devon towns has a prime medieval church, with a west spire adorned with oak shingles. The town is also known for its superb creamery.

The Taw Valley Creamery (est 1974) produces award – winning cheeses, revered locally and nationally. For a brief period North Tawton was once home to the poet laureate Ted Hughes and his wife Sylvia Plath. Hughes is often cited as one of the greatest poets of the 20th Century and Plath was praised for her novel ‘The Bell Jar’

I’m INTERESTED to look! What next?

We’ll fix you a viewing appointment – phone, email or call into the office (we’re open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You’ll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

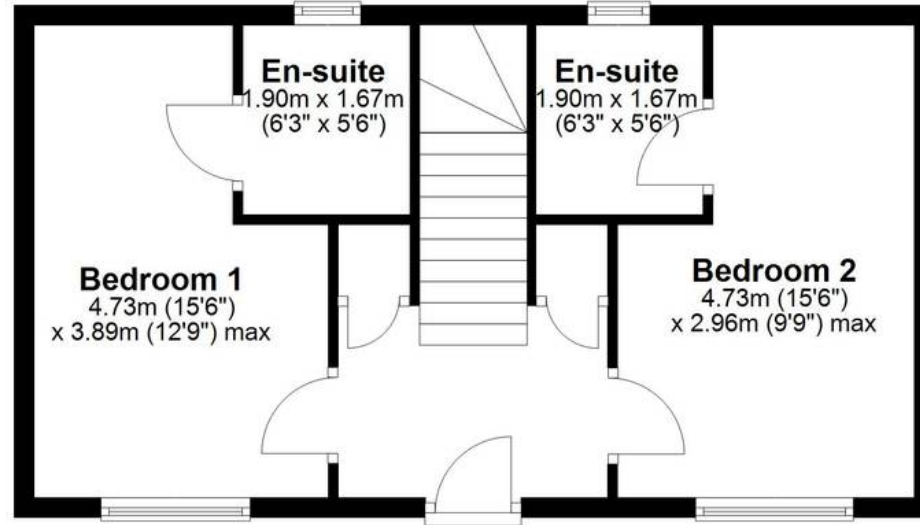
We’re here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



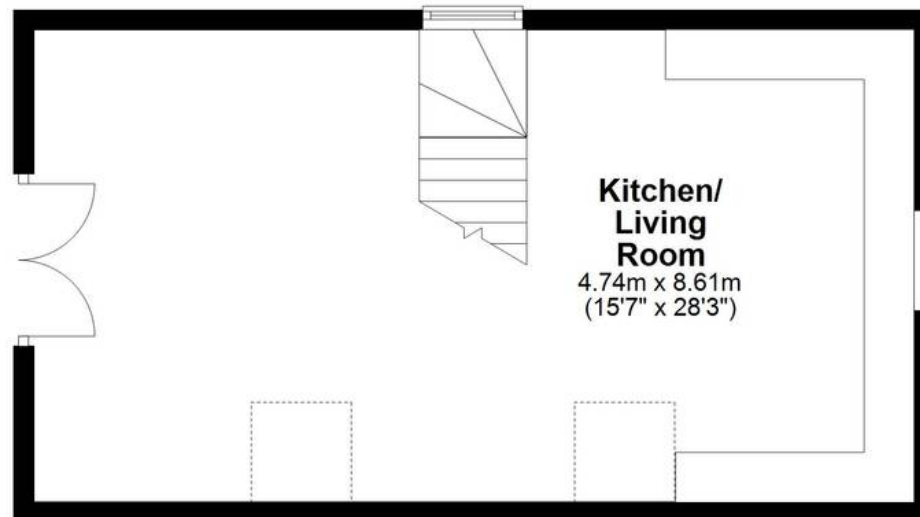
Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.2 sq. feet)



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Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.