



Little Tractor Barn, Spreyton, EX17 5AA
£1,450 pcm

Little Tractor Barn

Spreyton, Crediton

- Beautiful barn conversion in rural location
- Air source heat pump and very good energy performance
- Large open plan kitchen/living space
- Very large outside space
- Outbuildings and parking for several cars

The Little Tractor Barn near Spreyton, is a recently completed conversion and offers a unique and bespoke property with large outside space. The property is situated between Spreyton and Bow and consists of a large, elegant kitchen, diner/living space that looks out on to the garden and the countryside beyond. This is equipped with modern kitchen including cooker and electric hob and integrated appliances and has large bi-fold doors that let in plenty of natural light and offer a fantastic view. There are two bedrooms and a lovely bathroom with bath and shower as well as utility area with log burner. There is a mezzanine level that offers additional space for storage. Outside of the property there is a large patio area as well as the very generous garden, outbuilding and parking. The property is equipped with full double glazing and is served by new air source heat pump.





TERMS :

Available - Now

Rent - £1450pcm

Deposit - £1450

Unfurnished

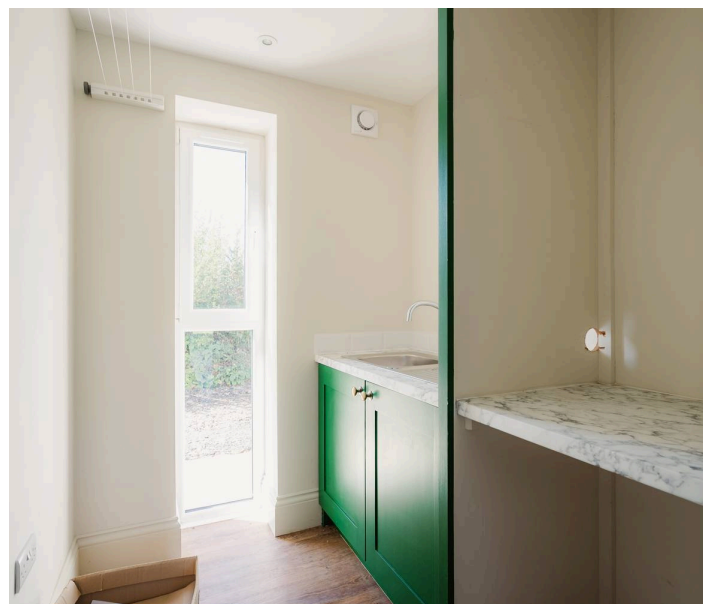
Heating - Air source heat pump and log burner

Pets - Considered

DIRECTIONS : Please use the postcode for sat nav purposes

What3words - ///strict.sensitive.thundered

SPREYTON lies to the north of Dartmoor National Park and is famous for its connection to the tale of Old Uncle Tom Cobley. The village has a well regarded local pub, a small primary school, modern village hall, community shop and monthly farmers market. The village is really convenient for the A30 linking to Okehampton and Cornwall to the west, and Exeter and the M5 to the east.



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?

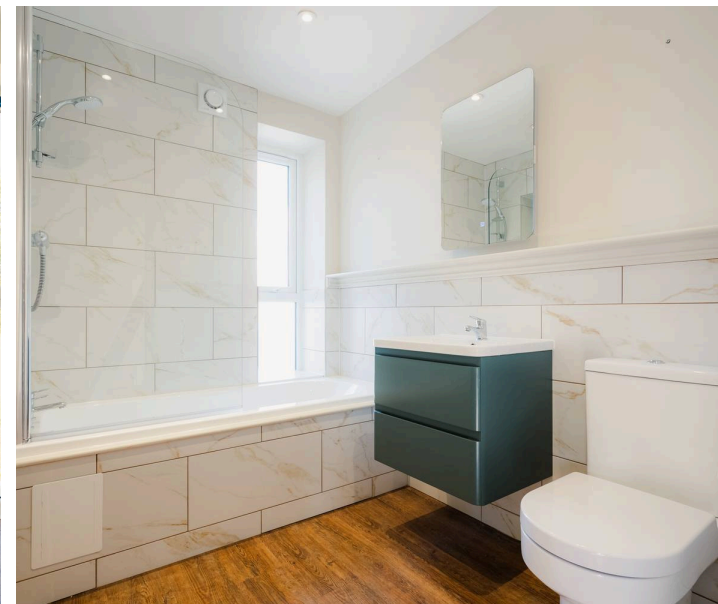
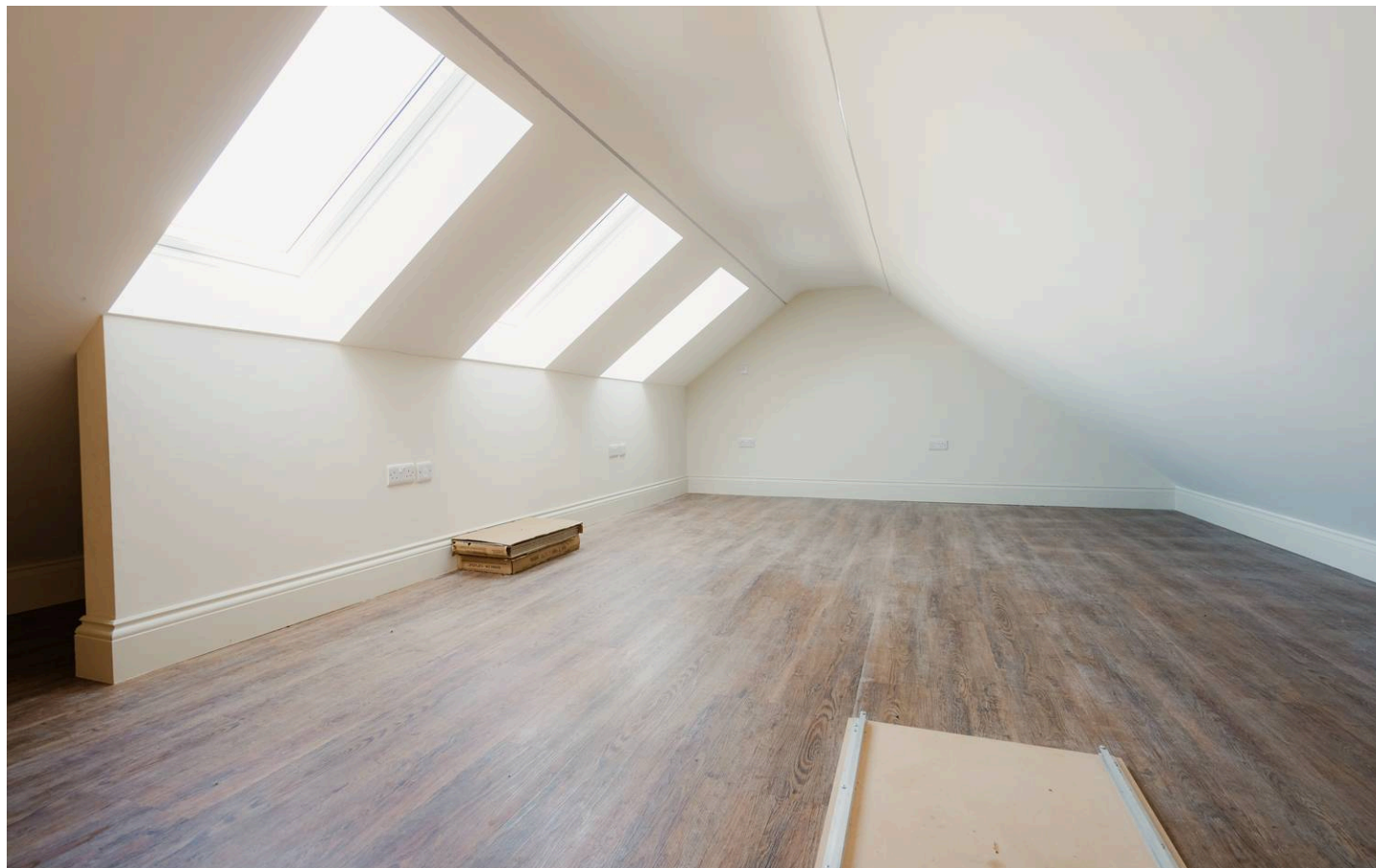
You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email.

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!

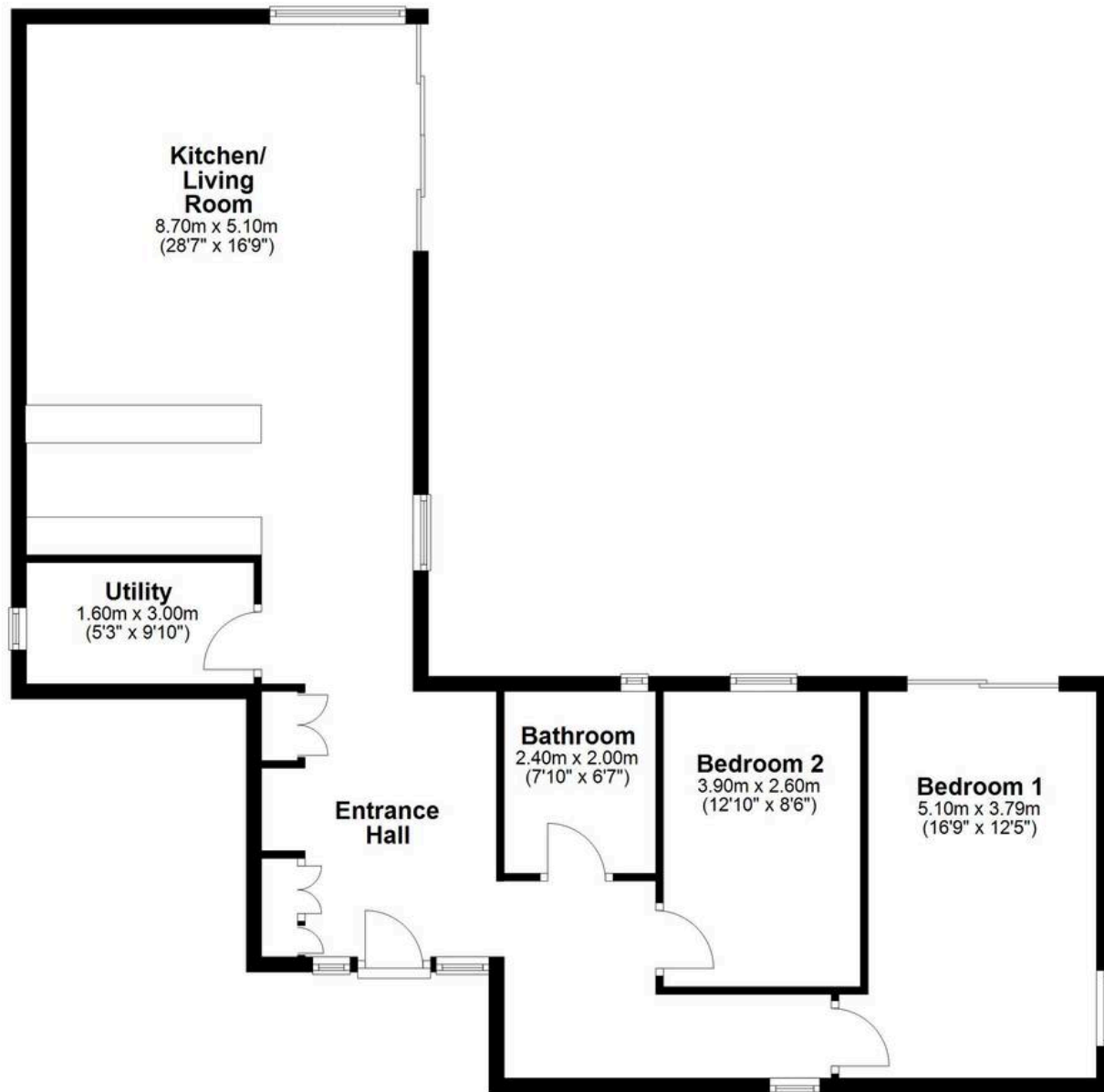
We're here to hold your hand through the entire process. So, get in touch with Helmore's rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

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



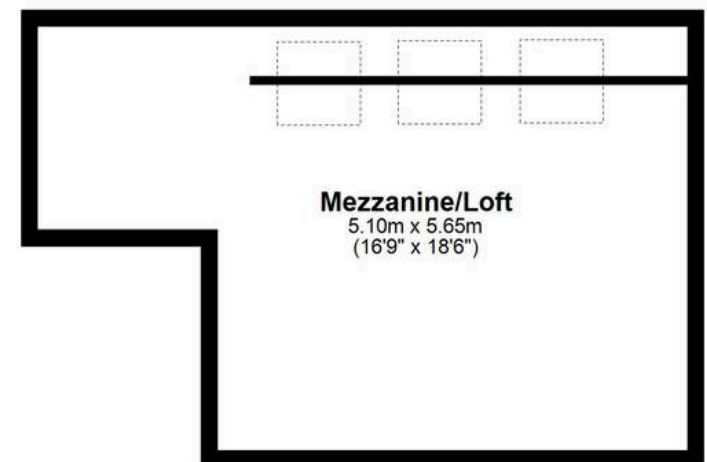
Ground Floor

Approx. 97.6 sq. metres (1050.4 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



Total area: approx. 131.7 sq. metres (1417.3 sq. feet)



Helmores

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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.