



## Meadow Barn Heckapen Farm, Winkleigh, Devon EX19 8DJ

---

Meadow Barn is a rurally situated yet, easily accessible, two/three bed, barn conversion with a sizeable garden and a private driveway offering fantastic countryside views.

Winkleigh - 2 miles Barnstaple - 20 miles Exeter - 23 miles

- 2/3 bed barn conversion
- Garden and views
- Off-road parking
- Spacious accommodation
- Available mid-June 2024
- Unfortunately not suitable for pets
- 6 / 12 months +
- Deposit £1269
- Council Tax Band C
- Tenant Fees Apply

£1,100 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)



## THE PROPERTY COMPRISES

A gravelled driveway providing turning area and off-road parking for two to three cars. The drive in turn leads to a patio area which in turn leads to timber glazed front door which provides access to:

### KITCHEN/BREAKFAST ROOM

The kitchen/breakfast room consists of a modern fitted shaker style kitchen in wood effect with a contrasting grey laminate work surface. A stainless steel, 1.5 bowl, sink and mixer tap over. Electric hob and oven, built in dishwasher, washing machine. Extraction hood. Breakfast bar. Oil fired hot water and heating boiler with heating programmer. Tiled flooring. Radiator. Smoke alarm. Handy storage cupboard/larder. Carbon monoxide alarm.

### HALL

Engineered wood flooring. Smoke alarm.

### CLOAK ROOM

Low level WC. Wash hand basin. Radiator. Fitted carpet

### LIVING/DINING AREA

A triple aspect spacious bright room. The room overlooks the garden. Patio doors leading out onto the patio and into the garden beyond. Fitted carpet. Three radiators. Decorative flame-effect wood burner (does not function as a solid fuel, electric or gas fire). Storage cupboard under the stairs. Stairs with stair lift rising to the first floor.

### FIRST FLOOR LANDING

A bright area with room for some seating or furniture. Fitted carpet. Smoke alarm.

### BEDROOM 3/OFFICE

Fitted carpet. Radiator. Lovely views. Built-in airing cupboard/wardrobe with radiator.

### BEDROOM 1

Spacious dual aspect master bedroom with built-in wardrobes. Lovely views. Fitted carpet. Radiator x2.

### EN-SUITE

En-suite shower room with walk-in shower, Wash hand basin. Low level WC. Tiled flooring. Radiator.

### BEDROOM 2

Double bedroom. Views. Fitted carpet. Radiator.

### BATHROOM

White 3-piece suite. Shower over the bath. Fitted carpet. Radiator.

### OUTSIDE

Gravelled driveway providing parking for 2/3 cars. Patio. Large lawned garden with various mature shrubs and trees. Small ornamental pond. Greenhouse.

### SERVICES

Mains electric. Mains water. Private drainage. Oil fired central heating.

### DIRECTIONS

From Barnstaple take the A377 signposted Crediton/Exeter. Follow the A377 for approximately 5 miles. Upon reaching

Fishliegh Barton turn right onto the B3217 towards Atherington. Upon reaching the crossroads in Atherington turn left and then immediately right signposted High Bickington B3217. Follow this road for 7 miles where it will turn into the A3124. Follow the A3124 for 4.1 miles approximately. Then turn left signposted Hollocombe. Follow this road for approximately 0.5 miles then take the 2nd turning on your right with a Heckapen Farm sign clearly displayed. Follow this track for approx. 0.2 miles where you enter the farmyard and see the property on your left hand side.

What3Words [///superbly.mentions.lace](https://www.what3words.com/superbly.mentions.lace)

### AGENT'S NOTES

1. The property is situated on a working farm. 2. Not suitable for pets or children.

### LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 6/12 months plus, unfurnished and is available mid-June. RENT: £1,100.00 PCM exclusive of all other charges. WATER & DRAINAGE - WATER: This will be on a meter, read monthly and payable directly to the landlord at the charge per unit that is prevailing from the mains water/utility provider (South West Water). DRAINAGE: Septic tank/soak away (the tank is a self-sustaining soak-away type, but tenants will be responsible for emptying the tank, if this becomes necessary). Not suitable for pets or children. No sharers or smokers. DEPOSIT: £1,269.00 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). A minimum annual gross household income of £33,000.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £253.00) 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.

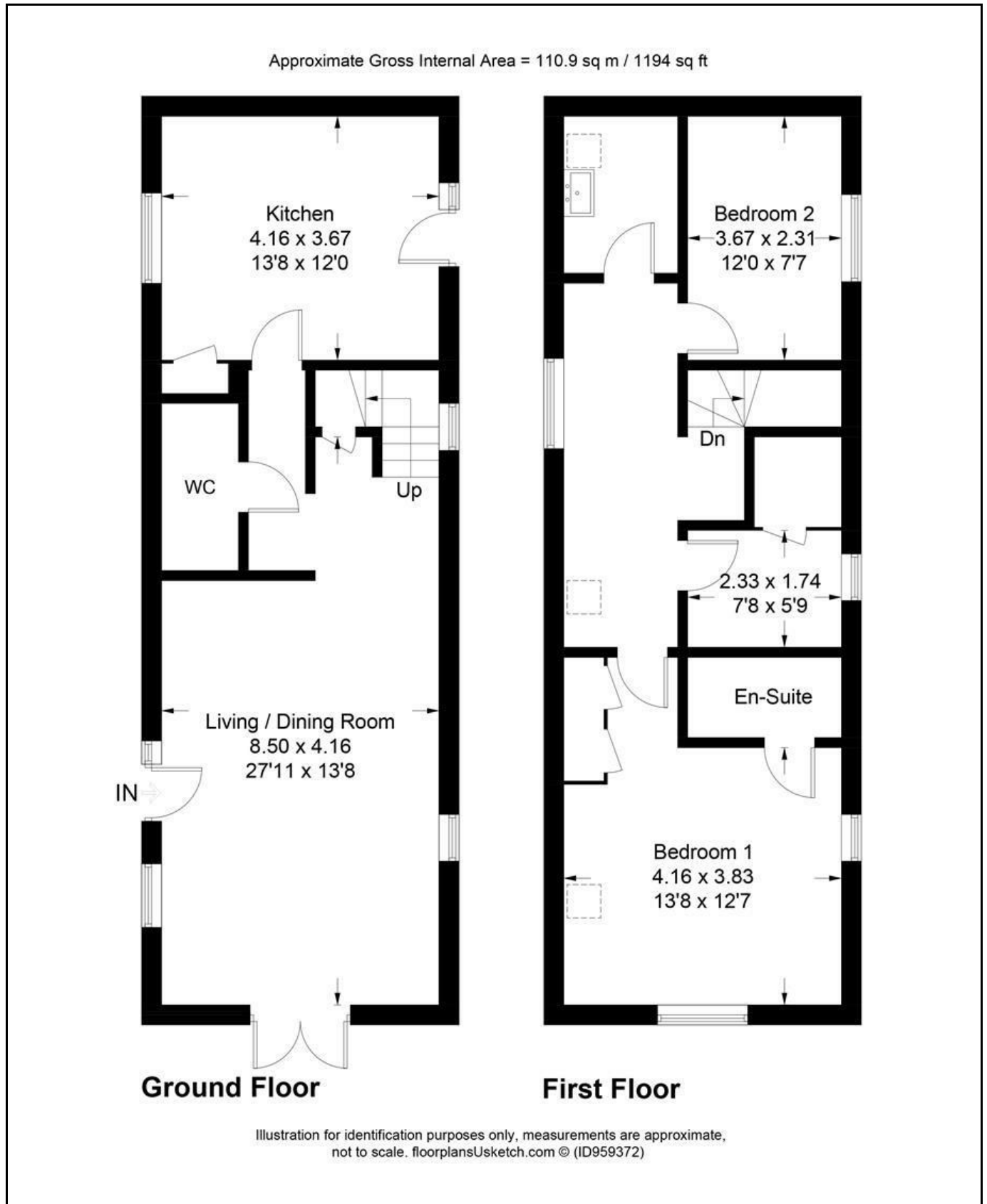
### TENANT PROTECTION

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.









30 Boutport Street., Barnstaple, Devon, EX31 1RP  
 01271 322837  
 rentals.northdevon@stags.co.uk



@StagsProperty

