



Rosehayes , Molland, South Molton, Devon EX36 3NG

A sympathetically converted and restored, split-level, detached 3-bed character former village stores offering quality accommodation, private garden and off-road parking in the heart of the village of Molland on the edge of Exmoor.

South Molton - 7.5 miles Tiverton - 17 miles Barnstaple - 18.5 miles

- Quality conversion/restoration
- Former village stores
- Efficient new electric boiler
- Garden & parking
- Available 1 July
- Pets considered by negotiation
- 6 / 12 months +
- Deposit £1211
- Council Tax Band C
- Tenant Fees Apply

£1,050 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk



ACCOMMODATION TO INCLUDE

Painted partially glazed timber front door leading into:

LIVING/DINING ROOM 19'4" x 13'11"

A spacious bright room. LVT wood effect flooring. 2x radiators. Carbon monoxide alarm. Log burner to be installed. Steps up to:

KITCHEN 13'9" x 5'5"

Galley kitchen with shaker style fitted units in cream with contrasting wood effect laminate work surface. Stainless steel 1.5 bowl sink. Mixer tap. Space and plumbing for dishwasher. Space for electric cooker and undercounter fridge. Extraction hood. Wood effect LVT flooring.

INNER HALL / UTILITY AREA

A useful space with space and plumbing for a washing machine, tumble dryer and freezer. Drawer unit and work surface matching the kitchen. Wood effect LVT flooring. Radiator. Smoke alarm. Stairs rising to first floor.

BEDROOM 3 12'5" x 7'3"

Double bedroom. Fitted carpet. Radiator. Understairs storage.

BEDROOM 2 13'6" x 6'11" max

Small double of large single room. Fitted carpet. Radiator.

WC 6'3" x 2'10"

Low level WC. Wash hand basin. Wood effect LVT flooring. Extraction fan.

FIRST FLOOR LANDING

Dressing area. Fitted carpet. Storage cupboard housing hot water cylinder. Smoke alarm.

BATHROOM 8'9" x 5'9"

3-piece white suite with shower over the bath. Wood effect LVT flooring. Radiator. Extraction fan.

BEDROOM 1 14'0" x 9'6"

Spacious double bedroom. Fitted carpet. Radiator.

OUTSIDE REAR

Lovely south facing garden mainly laid to lawn with area for alfresco dining and BBQ's.

OUTSIDE FRONT

Off-road parking for 2 cars.

SERVICES

Mains electric. Electric boiler feeding a 'wet' central heating system. Private water and drainage. Council tax band C.

SITUATION

Located in the heart of the village of Molland on the edge of Exmoor.

DIRECTIONS

What3Words///situates.reworked.faster

From the A361 just east of South Molton take the B3227 signed to Bampton and Dulverton after approx. 1 mile at the cross roads turn left towards Molland, stay on this road and continue down the hill passing The Black Cock Inn continue along this road following the sign posts to Molland and on approaching the village at the triangle bear right and the property will be seen after a short distance on the left hand side.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available IMMEDIATELY. RENT: £1,050.00 PCM exclusive of all other charges. WATER & DRAINAGE £55.00 per calendar month payable to the landlord. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £1,211.00 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 £31,500.00 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 £242.00) 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.



Rosehayes

Approximate Gross Internal Area
92.9 sq m / 1000 sq ft

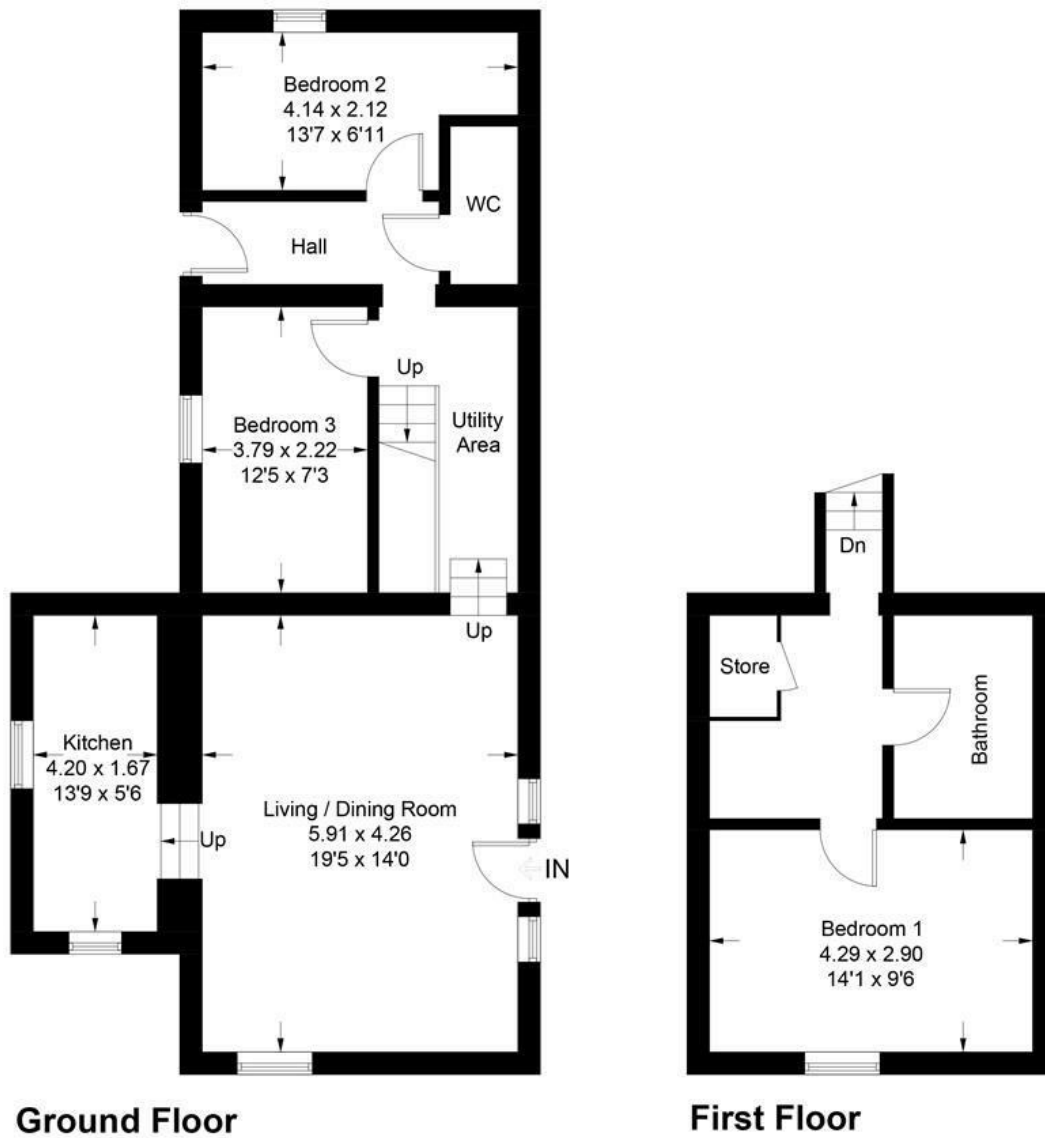


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID967787)

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 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	