



Thelbridge Farm Annexe Roborough, Winkleigh, Devon
EX19 8TR

This is a lovely two bedroom property set within a rural location near Roborough.

Great Torrington - 6 miles, Barnstaple - 12 miles, Beach at Instow - 12.5 miles

• Off Road Parking • Part Furnished • Garden and Patio • Situated on a working farm • Available now • 1 pet considered (terms apply) • 12 months plus • Deposit: £894 • Council Tax Band A • Tenant Fees Apply

£775 Per Calendar Month

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

FRONT DOOR

Leading to

CLOAKROOM/UTILITY ROOM 12'9" x 10'4"

Double glazed wood framed windows to front and side. Kitchen base units to two sides. Stainless steel single drainer sink unit. Recess and plumbing for washing machine. Flag stone flooring. door into

KITCHEN/DINER & LOUNGE 19'11" max x 16'1" max

Double glazed windows to side and rear. Kitchen base units to two side. One wall mounted unit. Eye level Electric oven. Electric hob. Stainless steel single drainer sink unit. Recess & plumbing for dishwasher. Aga for cooking and heating (Fuelled by Oil). Dining table and chairs. TV point Wood flooring.

DOWNSTAIRS BATHROOM 7'6" x 6'1"

Suite comprising:- Panelled bath with Electric shower over and shower screen. Low level WC. Pedestal hand basin. Airing cupboard. Tiled flooring.

STAIRS TO FIRST FLOOR AND LANDING

BEDROOM ONE 14'2" max x 11'9" max

Velux Window. Double bedroom. Built-in storage. Fitted carpet

BEDROOM TWO 14'3" x 7'7"

Velux Window. Double bedroom. Built-in storage. Fitted carpet.

OUTSIDE

The property is approached by a driveway passing the landlords home. Pathway leading around the side. Patio and level lawned garden.

SERVICES

Electric - Mains connected

Drainage - Private drainage via shared septic tank.

Shared private water- £35 per calendar month payable to the landlord for water and drainage combined.

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.6 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - O2.

External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band A

DIRECTIONS

From the Roundswell Roundabout in Barnstaple take the road to Torrington (B3232). Passing through St Johns Chapel, Newton Tracey. Stay on this road until you reach the first roundabout in Torrington just passed the Secondary School. Turn right onto Hatchmoor lane stay on this lane B3237 driving through the village of High Bullen. Continue along this road and turn right at the cross roads towards Roborough. Stay on this road for approximately 3.5 miles you will find a red post box and there are two turnings on the right. Take the second turning and the property will be found about half a mile on the left hand side.

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SITUATION

Roborough village centre is just over a mile away. It has a good community spirit, with church, village hall and the well regarded, award winning New Inn pub/restaurant. It is surrounded by undulating



countryside with lovely walks in the area. The nearest shopping facilities are Dolton, about 4.25 miles, High Bickington a similar distance, and Torrington about 5.5 miles. Torrington offers a wider range of shopping facilities providing for day to day needs, as well as supermarket, primary and secondary schools and the Plough Arts centre and cinema. On the outskirts of Great Torrington is the RHS Garden at Rosemoor, and also easily accessible are the twin National Parks of Exmoor and Dartmoor, as well as the rugged North Devon coast line including the wide sandy beaches at Westward Ho!, Northam Burrows and Instow. Okehampton is about 30 minutes by car and offers a Waitrose supermarket amongst other amenities. Barnstaple, North Devons Regional centre, is about 11.5 miles and houses all of the area's main business, commercial, entertainment and shopping venues, as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon link road, which leads through to Junction 27 of the M5 motorway as well as Tiverton Parkway station, which offers a fast service of trains to London (Paddington in just over 2 hours). Exeter is about 50 minutes by car.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available IMMEDIATELY. RENT: £775.00 PCM exclusive of all other charges. WATER & DRAINAGE £35.00 per calendar month payable to the landlord. A pet is considered by negotiation - terms apply. DEPOSIT: £894.00 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). No sharers or smokers. A minimum annual gross household income of £23,250.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES AND HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - £178.00 in this instance) 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	
Very energy efficient - lower running costs	Current 100
A (81-91)	
B (69-80)	
C (55-68)	
D (46-54)	
E (39-45)	
F (31-38)	
G (21-30)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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