



## The Granary, Millbrook Farm , Twitchen, South Molton, Devon EX36 3LP

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\*\*\*FULLY BOOKED FOR VIEWINGS\*\*\*

A delightful 2-bed barn-conversion finished to a high standard and enjoying far reaching countryside views, situated in North Molton Parish.

North Molton - 1.5 miles, South Molton - 5 miles, Barnstaple - 15 miles

• \*\*\*FULLY BOOKED FOR VIEWINGS\*\*\* • Quality 2-bed barn conversion with far reaching countryside views • Parking and patio • Shared access drive • Available IMMEDIATELY • Regretfully pets not considered • 6 / 12+ months • Deposit £1009 • Council Tax Band TBC • Tenant Fees Apply

### £875 Per Calendar Month

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

## THE PROPERTY COMPRISES

Stable front door leads to:

### PORCH **7'1" x 5'11"**

Space for coats and boots. LVT floor. Timber door into:

### DINING ROOM/KITCHEN **17'5" max x 13'8" max**

LVT floor. Radiator. Smoke alarm. Stairs rising to the first floor (more on this later).

Fully fitted galley style shaker kitchen in light grey with contrasting autumn slate effect compact laminate work surface and brass effect handles. Built-in electric oven and hob. Extraction hood. Built-in dishwasher, under counter fridge and freezer. 1.5 bowl stainless steel sink and mixer tap.

### UTILITY ROOM **9'1" x 2'9"**

Space and plumbing for a washing machine. Wall mounted shelving. Space for coats and boots. LVT floor. Fuse board.

### CLOAK ROOM **6'1" x 2'11"**

Wash hand basin. Mixer tap with vanity unit. WC. Heated towel rail. LVT floor.

### LIVING ROOM **15'1" x 9'6"**

Spacious room. Feature brick/stone fireplace (not in use). Fitted carpet. Radiator x2.

### FIRST FLOOR LANDING

Fitted carpet. Cupboard housing hot water cylinder. Smoke alarm.

### BEDROOM 1 **17'6" x 10'4" max**

Spacious double bedroom with built-in wardrobes. Fitted carpet. Radiator x2. Lovely countryside views. Door to balcony with steps leading down to the patio area.

### BEDROOM 2 **9'7" x 9'4"**

Double bedroom. Built-in wardrobe. Fitted carpet. Radiator.

### BATHROOM **7'7" max x 6'3" max**

White 3-piece suite with shower over the bath. Vanity unit. Heated towel rail. Radiator. LVT floor.

## OUTSIDE

Shared access driveway leads to the the parking area suitable for 1/2 cars. Private patio and small lawned area with lovely countryside views. Outside light.

## SERVICES

Electric - Mains connected - on a sub-meter payable to the landlord monthly.

Drainage - Private drainage via shared septic tank.

Mains water - £50 per calendar month payable to the landlord for water & drainage.

Heating - Air Source Heat Pump fired central heating

Ofcom predicted broadband services - Standard: Download 25 Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - EE, Three & O2 limited. External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band TBC

## SITUATION

The Granary is set on a working farm approximately 1.5 miles from the very much sought after village of North Molton, which offers an excellent range of village amenities including primary school, public house, two churches, garage/petrol station, sports club and the village shop. The village is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level.

The southern boundary of the Exmoor National Park is adjacent to the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

## 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: £875.00 PCM exclusive of all other charges. WATER & DRAINAGE £50.00 per calendar month payable to the landlord. Not suitable for pets. No sharers or smokers. DEPOSIT: £1,009.00 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 £26,250.00 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 £201.00) 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.

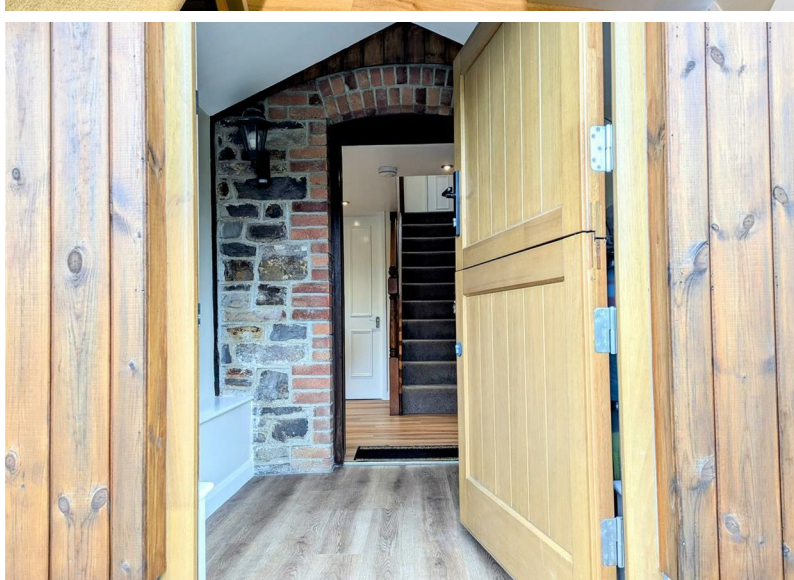
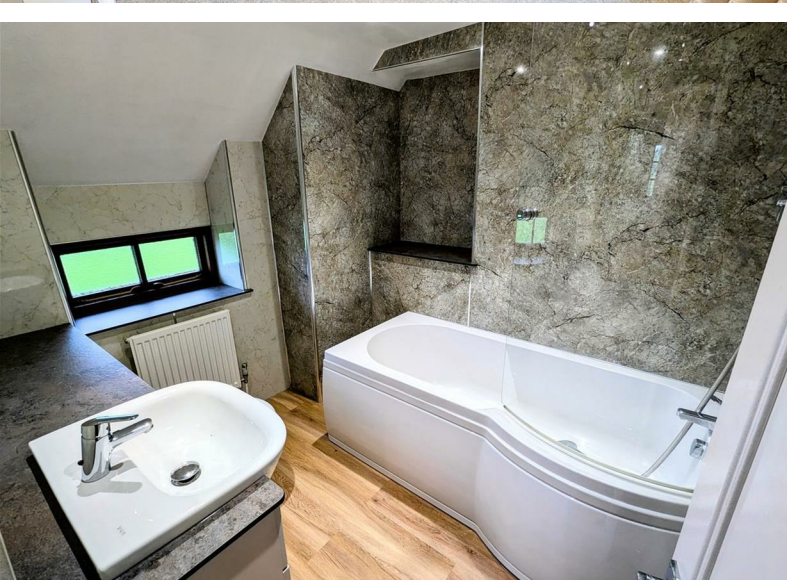
## TENANT PROTECTION

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.

## DIRECTIONS

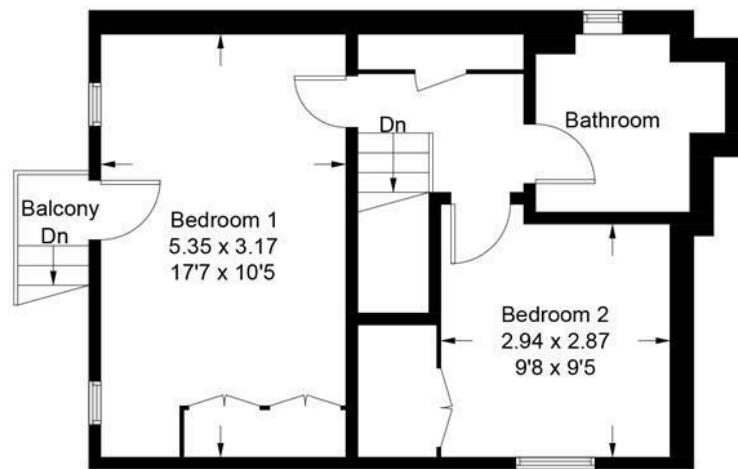
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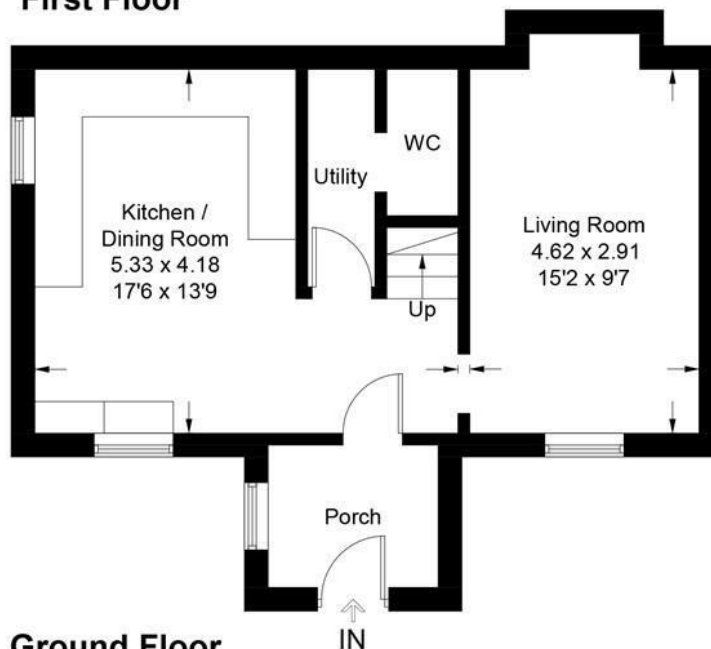




Approximate Gross Internal Area = 83.0 sq m / 893 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1132845)

**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.



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



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(93 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC