



The Old Rectory Barn , Fairy Cross, Bideford, Devon EX39 5PB

An extremely well-presented 1-bed barn conversion finished to a very high standard but yet maintaining character features such as exposed ceiling beams and stone façade located rurally in the grounds of an old rectory.

Bideford - 5 miles Barnstaple - 13.5 miles Bude - 20 miles

• £90 per month utility contribution incl. Wifi • Part furnished • High quality barn conversion • Private courtyard and parking • Available immediately • One pet considered by negotiation • 6 months + • Deposit £917 • Council Tax Band A • Tenant Fees Apply

£795 Per Calendar Month

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

THE PROPERTY COMPRISES

Gate gives access to private courtyard leading to glazed timber framed door giving access to:

OPEN PLAN KITCHEN/LIVING ROOM 19'10" x 11'6"

Beautifully presented kitchen/living area with high quality fitted kitchen in gloss white with contrasting solid oak work surface. Stainless steel sink, draining board and mixer tap. Built-in electric oven and hob. Freestanding washer/dryer, slimline dishwasher, tall fridge/freezer. Extraction hood. Microwave, toaster and kettle.

The living area has a log burner fitted and provides a lovely outlook over the courtyard and country side beyond. Flat screen TV. Ceramic tiled flooring with underfloor heating throughout. 2x Velux windows letting in lots of natural light. Thermostat. Heat alarm, Carbon monoxide alarm.

BEDROOM 12'0" x 11'10"

Spacious double with quality fitted furniture and king size double bed. Built-in wardrobe. Ceramic tiled flooring with underfloor heating. Thermostat. Smoke alarm.

SHOWER ROOM 9'6" x 3'3"

Walk-in shower. Vanity unit with wash basin and mixer tap. Low level WC. Heated towel rail. Tiled flooring. Velux window. Extraction fan.

OUTSIDE

Private courtyard garden with wood store, storage box, various plant pots and outdoor shower. Parking for 2 cars to the front.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank.

Shared private water

Heating - Underfloor oil-fired central heating. Log burner with logs provided.

Ofcom predicted broadband services - Superfast: Download 900 Mbps, Upload 900 Mbps. Fibre optic broadband.

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

Local Authority: Council tax band A

DIRECTIONS

From Bideford take the A39 signposted Bude. Follow the A39 for some 4 miles through the village of Fairy Cross and up the hill. At the top of the hill take the second left (just before the wind swept single tree). Follow this road for approx. 0.5 miles until you reach a T-junction. Turn left. Follow this road for approx. 0.3 miles where the drive to The Old Rectory and The Barn will be found on the left (second left) with name plates clearly displayed. Proceed up the drive until you reach the gravelled parking area where The Barn will be found in front of you to the left.

What3Words ///yesterday.assess.configure

AGENT'S NOTE

In addition to the rent there is a £90.00 charge per month due

to the landlord to cover utility bills (electric, water, drainage and heating oil), internet and logs for the wood burner. This charge will be reviewed regularly.

The tenant is liable for council tax directly to the local authority.

INCL. IN THE RENT IS a regular window cleaner (exterior only), a gardener looking after the pots and jet washing of the patio and use of the gardens.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 6 months plus, Unfurnished and is available IMMEDIATELY. RENT: £795.00 PCM including use of the communal gardens, window cleaning (exterior only), a gardener looking after the plant pots and jet washing of the patio every now and again, exclusive of all other charges. Heating, water, drainage, electric, wi-fi and logs for the wood burner £90.00 per calendar month payable to the landlord. A Pet may be considered by negotiation. Where the agreed let permits pets the RENT will be £820.00. Only suitable for a single person or couple. No sharers or smokers. DEPOSIT: £917.00 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 £23,850.00 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 £183.00) 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.



Approximate Gross Internal Area = 39.9 sq m / 429 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 945733)

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