



Little Barham Heasley Mill, South Molton, Devon EX36
3LF

Rurally situated, spacious, 2-bed lodge situated on
the edge of Exmoor National Park.

Exmoor National Park - 2 miles, South Molton - 5 miles, Barnstaple - 13.5
miles

• 2 double bedrooms • Spacious accommodation • Oil-fired central heating • Parking
and garden with views • Available mid-July • Pets considered by negotiation BUT NO
DOGS • 6/12+ months • Deposit £917 • Council Tax Band A • Tenant Fees Apply

£795 Per Calendar Month

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

THE PROPERTY COMPRISES

Paved path through garden leads to front door giving access to:

KITCHEN/DINING ROOM 11'8" x 11'7"

Fully fitted shaker style kitchen in grey with wood-effect laminate work surface. Stainless steel sink, drainer and mixer tap. Electric oven and hob. Extraction hood. Space and plumbing for electrical appliances. Larder. Tiled floor. Heating programmer.

HALLWAY

Parquet flooring. Thermostat. Smoke alarm.

BATHROOM 7'8" x 7'8"

3-piece white suite with shower over the bath. Heated towel rail. Tiled floor. Extraction fan.

LIVING ROOM 15'8" x 15'7"

Spacious dual aspect room. Parquet flooring. Radiator. Views.

BEDROOM 1 15'8" x 11'8"

Dual aspect spacious bedroom. Parquet flooring. Radiator.

BEDROOM 2 13'8" x 9'7"

Double bedroom. Built-in wardrobe. Parquet flooring. Radiator. Views.

OUTSIDE

Gardens to side and back largely laid to lawn with rural views. Lower tier woodland garden to side. Off-road parking for 2 cars to front.

SERVICES

Electric - Mains connected. Metered and billed by the landlord directly to the tenant.

Drainage - Shared private drainage via septic tank.

Shared private water- £50 per calendar month payable to the landlord for water & drainage combined.

Heating - Oil-fired central heating.

Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 1 Mbps. High speed satellite internet is available.

Ofcom predicted mobile coverage for voice and data: Internal - None. External - EE & Three.

Local Authority: Council tax band A

SITUATION

Heasley Mill is a small Hamlet situated on the edge of Exmoor National Park. The popular village of North Molton is only one and a half miles away and offers a good public house, churches, excellent shop and post office, primary school, garage and sports club. The local market town of South Molton is about five miles away and offers a good range of day to day amenities including a Sainsbury's supermarket, schooling to secondary level, bank and a good range of shops.

Access to the A361 (North Devon Link Road) is just to the north of South Molton and provides excellent access to the regional centre of Barnstaple, about 14 miles to the west, and to Tiverton and the M5 (J 27) to the south east where there is also a station on the Paddington Line at Tiverton Parkway.

DIRECTIONS

Take the road out of Heasley Mill with Heasley House on your left hand side. Carry on for 5mins along single track road, it

takes a very sharp right hand downhill bend, just after that there is a gate/cattle grid and a driveway across the field. Take the right hand fork over a second cattle grid.

What3Words ///city.windpipe.trainer

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, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available mid-July. RENT: £795.00 PCM exclusive of all other charges. WATER & DRAINAGE £50.00 per calendar month payable to the landlord. NOT SUITABLE FOR DOGS due to being situated on a working farm with livestock nearby. Other pets considered by negotiation. Where the agreed let permits pets the RENT will be £820. DEPOSIT: £917 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 £23,850.00 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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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