



Coombeland Barn , Cadeleigh, Tiverton, EX16 8HX

A versatile six bedroom barn conversion situated in a rural yet accessible location.

Tiverton 3.5 miles M5 11 miles Exeter 15 miles

- Substantial accommodation
- Open plan living space
- Six ensuite bedrooms
- Courtyard Garden & Parking
- Deposit £3455
- Council Tax included
- 6 months plus
- Not suitable for young children or pets
- Available immediately
- Tenant fees apply

£2,500 Per Calendar Month

01884 232872 | rentals.tiverton@stags.co.uk



ACCOMMODATION TO INCLUDE

From front, solid wood door into

BOOT ROOM

With quarry tiled floor, fitted units, wood worksurface, Belfast sink unit, towel rail.

CLOAKROOM

With WC, sink unit, wash hand basin, extractor.

INNER HALL

With beams, wood floor, velux windows, Steps leading up to first floor, Door into

BEDROOM ONE

With wood floor, spotlighting, window to front, freestanding wardrobe. Door into ENSUITE With tiled floor, suite comprising bath with shower over, WC, wash hand basin, towel rail.

BEDROOM TWO

Dual aspect with wood floor, spotlighting, freestanding wardrobe, double bed. Door into ENSUITE With tiled floor, suite comprising bath, separate shower enclosure, WC, wash hand basin, towel rail, window to front.

OPEN PLAN LIVING SPACE

With tiled floor, KITCHEN with range of fitted wall and base unit, granite worksurfaces, electric Aga, Belfast sink, American fridge/freezer, integrated dishwasher. OPEN PLAN LIVING/DINING SPACE with woodburner, doors opening out onto private patio space.

FIRST FLOOR LANDING

With wood floor, velux window, door to walk in cupboard.

BEDROOM THREE

With wood floor, spotlighting, two single beds, windows to rear. Door into ENSUITE with tiled floor, suite comprising shower WC, wash hand basin, towel rail, window to rear.

BEDROOM FOUR

Dual aspect with wood floor, spotlighting. Door into ENSUITE with tiled floor, suite comprising shower, WC, wash hand basin, towel rail, window to rear.

Staircase from open plan living space up to

BEDROOM FIVE

With wood floor, radiator, two windows to front. Double bed & wardrobe. Door into ENSUITE with tiled floor, suite comprising shower, WC, wash hand basin, towel rail, window to side.

BEDROOM SIX

With wood floor, radiator, window to front. Metal spiral staircase leading to ENSUITE with suite comprising roll top bath, separate shower enclosure, WC, wash hand basin.

OUTSIDE

To the front of the property is parking for 2/3 cars. Adjoining the property is a UTILITY ROOM with fitted base units and space for washing machine and tumble dryer. There is an enclosed courtyard providing a private seating space.

SITUATION

The property forms part of Coombeland Farm, an established equestrian yard situated just under 4 miles from Tiverton and within easy reach of the North Devon Link Road, M5 and Tiverton Parkway. In addition, the county town of Taunton and Cathedral City of Exeter are around 30 minutes drive.

SERVICES

Mains electric (sub meter invoiced by the landlord), underfloor heating (ground floor) oil fired central heating, private water and drainage, council tax included.

DIRECTIONS

From Junction 27 of the M5, take the A361 towards Barnstaple and Tiverton. Upon reaching Bolham Roundabout, take the first exit signposted Tiverton A3126. Proceed straight over the following roundabout and take the third exit at the next, remaining on the A3126. Passing straight over the Morrisons/ Hospital roundabout continue on, taking the first exit towards Bickleigh/ Crediton. After approximately 175 yards turn right on to Melbourne Street and follow the road to the end, around to the right and to the junction. Turn right onto Wellbrook Street. Follow this road a short distance taking the turning on your right signposted to Seven Crosses. Proceed up the hill and at the top, turn off to the right following this road. Continue along this road and down the hill, going over bridge and continuing around to the right. Stay on this road, following the sign to Coombeland and after a short distance the entrance to Coombeland Farm will be seen straight ahead. Follow the private lane for approx 1/4 mile and the Coombeland Barn will be found at the end on the left just before the equestrian yard.

LETTING

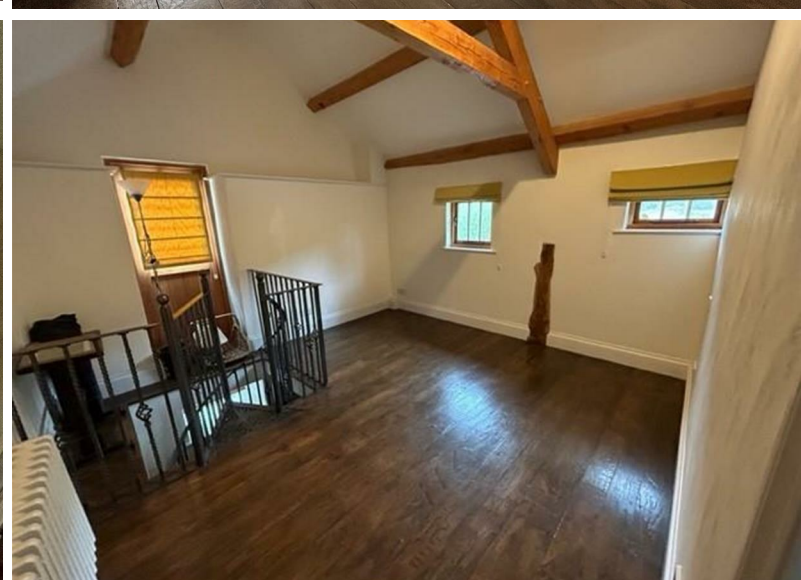
The property is available to let on renewable assured shorthold tenancy for 6 months plus, un/part furnished and is available to rent immediately. RENT: £2500 per calendar month exclusive of all charges but inclusive of council tax. DEPOSIT: £2884 returnable at end of tenancy, subject to any deductions. 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. Usual references required. Viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) 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.



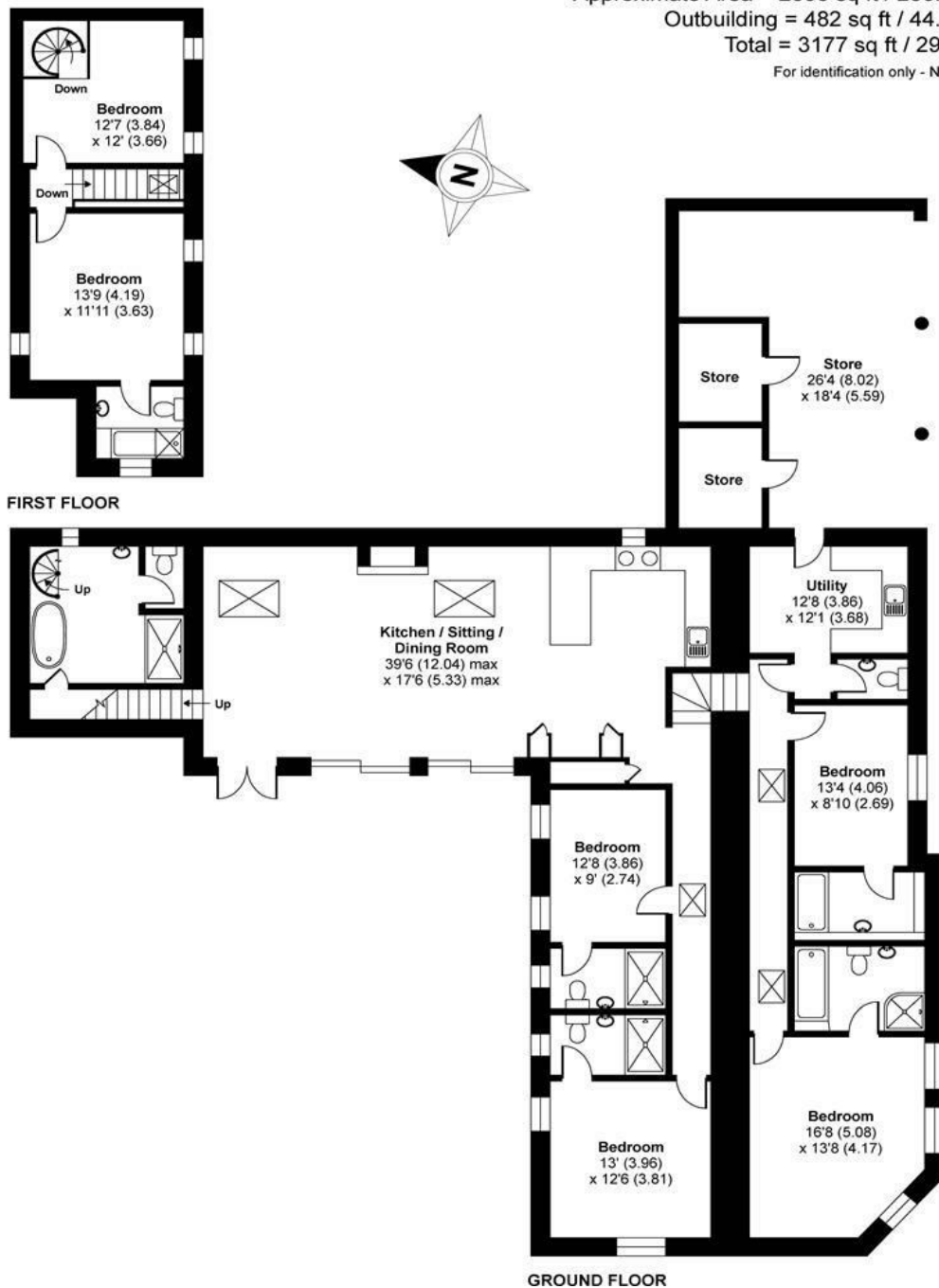
Comblelands, Tiverton

Approximate Area = 2695 sq ft / 250.3 sq m

Outbuilding = 482 sq ft / 44.7 sq m

Total = 3177 sq ft / 295 sq m

For identification only - Not to scale



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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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)		69	76
D (55-60)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	