



Dunsley Mill Barn West Anstey, South Molton, North Devon EX36 3PF

A spacious and well-presented three bedroom barn conversion situated in a delightful secluded rural location.

Tiverton 15 miles - South Molton 10 miles - Dulverton 6 miles - M5 Junction 27 and Tiverton Parkway 21 miles

- Available Early October
- Three Bedrooms
- Wood Burning Stove
- Open Plan Downstairs
- Parking For Two Cars
- One Pet Considered
- 6 Months Plus
- Deposit: £1,442.00
- Council Tax Band D
- Tenant Fees Apply

£1,250 Per Calendar Month

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



ACCOMMODATION

Entrance via Stable Door

BOOT ROOM

With fitted vinyl flooring, dual aspect, space for appliances.

SHOWER ROOM

With fitted vinyl flooring, large shower enclosure with aqua boarding surround, white toilet and wash hand basin, window to rear, chrome heated towel rail.

OPEN PLAN KITCHEN/LIVING ROOM 31'9" x 18'2"

A spacious room providing fantastic space for socialising. The Living Room benefits from having a wood-burning stove, dual aspect, two large radiators. The Kitchen is fitted to a high standard and includes electric oven and hob and space and plumbing for the necessary appliances, ample space for a dining table and chairs. Exposed wooden beams throughout the room.

FIRST FLOOR LANDING

A spacious landing with Airing Cupboard.

BEDROOM 1 15'5" x 8'2"

Double, with fitted carpet, window to rear, radiator, built-in wardrobe.

BEDROOM 2 15'5" x 8'2"

Double, with fitted carpet, window to the front, built-in wardrobe, radiator.

BEDROOM 3 9'8" x 8'9"

Double, with fitted carpet, window to the front, radiator, built-in wardrobe.

BATHROOM

Fitted vinyl, white bath with shower attachment, WC, wash hand basin, window to the side.

OUTSIDE

Decking area to the front of the property and to the rear is a gravel garden area.

SERVICES

Water and drainage is payable direct to the landlords (£50.00 monthly).

Electric - Mains connected via a sub-meter payable to the landlord direct

Heating - Oil fired central heating & wood burner

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 10 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - NONE. External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

SITUATION

Dunsley Mill Barn is set in the southern foothills of Exmoor about 2 miles from West Anstey which has a Parish Church and a good local community. The nearby town of Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, post office, chemist, doctors, veterinary and dental surgeries, library, primary school and three churches. The larger market town of South Molton is about nine miles to the west. Easy road access to the A361 North Devon Link Road (5 miles) which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.

DIRECTIONS

From Tiverton take the A396 towards Bampton and after approximately 6 miles turn left at the roundabout at the Exeter Inn, signposted Minehead. Follow this road for approximately 2 miles, passing The Black Cat and continue along this road on the B3227 signposted South Molton/Oakford. Continue along this road for approximately 6 miles turning right signposted to East Anstey. Follow this road passing through Oldways End and onto East Anstey. Proceed past the school and follow the road up the hill. Approximately halfway up take the left hand turning and follow the road. Dunsley Mill Barn will be seen on the right hand side opposite the entrance to Dunsley Farm.

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available early October RENT: £1,250.00 per calendar month exclusive of all charges. Where a pet is permitted the rent will be £1,300.00. DEPOSIT: £1,442.00 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. Usual references required. Viewings strictly through the agents.

HOLDING DEPOSIT & 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. 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		Current	Potential
Very energy efficient - lower running costs			97
92-94	A		
81-91	B		
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	