



Skinner's Farm, Bradfield, Willand, Cullompton, Devon
EX15 2RB

A unique and charmingly presented, reverse level, three bedroom barn conversion situated on a working farm.

Willand Village Centre 0.5 miles - Cullompton 3 miles - M5 J28 4 miles -
Exeter 18 miles - Taunton 18 miles.

• Open plan kitchen/breakfast room • Two large reception rooms • Three bedrooms • Garden & Parking • LONG TERM LET • Not suitable for young children • Pets Considered • Deposit £1,673 • Available Early June • Tenant fees apply

£1,450 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

From front

ENTRANCE PORCH

Solid wood door opening into

HALLWAY

Stairs rising to first floor, radiator. Doors to bedrooms and bathroom. Step up to

CONSERVATORY

With sliding door to garden.

BEDROOM ONE

Double bedroom with exposed beams, windows to front, two radiators, built in wardrobes.

GROUND FLOOR BATHROOM

With linoleum flooring, newly fitted suite comprising bath with shower attachment over, wash hand basin, WC, window to the front, radiator, window to front.

BEDROOM TWO

Double bedroom with exposed beams, built in wardrobe, radiator, two windows to the front.

BEDROOM THREE

Double bedroom with exposed beams, two windows to front, radiator.

FIRST FLOOR LANDING

Light and spacious landing with exposed beams, windows to the front, radiator, built in airing cupboard. Door into

CLOAKROOM

With WC, wash hand basin set into vanity unit, radiator.

KITCHEN/BREAKFAST ROOM

With range of fitted wall and base units, worksurface, laminate sink unit, electric hob, space and plumbing for washing machine and fridge. Oil fired Rayburn (used for cooking only), walk in larder, kitchen table and benches, windows to front and two velux windows.

DINING/RECEPTION ROOM

With exposed beams, radiator, window to front with two velux window. Glazed doors into

SITTING ROOM

With exposed beams, open fireplace with stone surround, radiator, two windows to the front, two velux windows.

OUTSIDE

To the front of the property is an enclosed hard standing area with central flowerbed, lawned seating area with pergola over, parking for 2-3 cars as well as 2 bays of an open car port available for tenants use. To the rear of the property is a garden area with a decked area and flower beds providing a private outdoor seating space.

SERVICES

Electric: Mains (submetered - to be invoiced by landlords)

Water: Mains (£30pcm payable directly to the landlord)

Drainage: Private via septic tank

Heating: Oil fired central heating

Council Tax Band: F (Payable direct to landlord on top of rent)

Ofcom Predicted Broadband: Standard Download - 24 Mbps

Upload - 1 Mbps

Ofcom Predicted Mobile Data: Limited - EE, Three, O2 & Vodafone

SITUATION

Skidders Farm is situated about half a mile outside of Willand Old Village, a popular and accessible location and close to the nearby general stores/post office and village Church. Willand offers a primary school, Spar/petrol station and sports/tennis club. A wider range of amenities can be found in the nearby market towns of Tiverton and Cullompton. Tiverton is approximately seven miles distant and boasts both private and state schools, recreational facilities, banks, building societies and supermarkets. Cullompton is approximately three miles distant and provides a similar range of amenities. Access to the M5 can be obtained at Junction 28 approximately 4 miles distant or Junction 27 approximately six miles, alongside which lies an Intercity link to London Paddington of approximately 130 minutes.

DIRECTIONS

From M5 Junction 27, take the A38 in the direction of Wellington turning right at the Waterloo Cross roundabout. Proceed south along this road to a large roundabout, continuing straight on in the direction of Cullompton. Turn left into Willand Old Village, taking the second left turn (signposted Cemetery, Kentisbeare, Honiton) just before the village centre & post office. Continue along this road taking a sharp right hand bend over a humped back bridge, continue along this road, around a sharp left hand bend and Skidders Farm is the 2nd entrance on the left hand side over the cattle grid.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus and is available Immediately. RENT: £1,450 pcm exclusive of all charges. DEPOSIT: £1,673 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). 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.

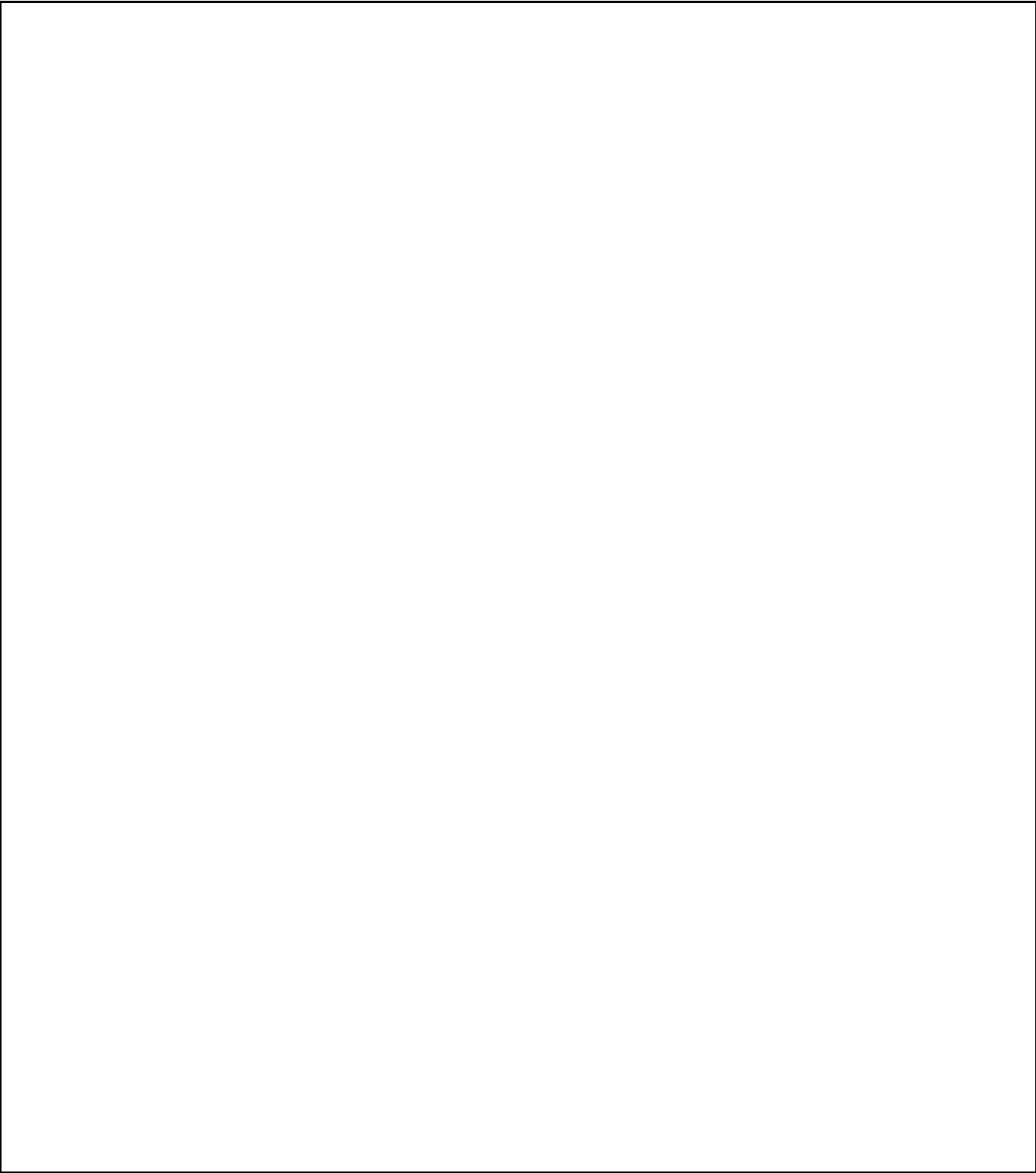
TENANT PROTECTION

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.

AGENTS NOTES

1. Under the terms of the Estate Agency Act 1979 (Section 21) please note that the landlord of this property is related to a partner of Stags.
2. Skidders Farm is a livestock farm. There will be farm machinery and cows audible from the property. The owner retains a farm office and room under the kitchen for occasional use.





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.



19 Bampton Street, Tiverton, Devon, EX16 6AA
 01884 232872
 rentals.tiverton@stags.co.uk



@StagsProperty

