



West Bowden , Knowstone, EX36 4RP

A spacious newly converted two bedroom barn conversion.

South Molton 10 Miles - Tiverton 12 Miles - Taunton 30 Miles - M5 (Junction 27) 18 Miles

• Modern Kitchen • Rural Setting • New Build Barn Conversion • Private Parking • Underfloor Heating • Deposit: £1,269 • Council Tax Band: TBC • 6/12 Months • Available Immediately • Tenant Fees Apply

£1,100 Per Calendar Month

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

ACCOMMODATION

To include:

LIVING ROOM

Newly fitted carpet, underfloor heating, door to outside, window to front, exposed beams, understairs storage

KITCHEN

Vinyl floor, door to patio area, windows to front & side, exposed beam, underfloor heating, range of blue front kitchen units, wood effect work top, ceramic hob, single electric oven, 1.5 sink and single drainer, extractor hood

UTILITY ROOM

Vinyl floor, space for fridge freezer, wood effect work top, space for fridge/freezer, washing machine and dryer

DOWNSTAIRS WC

Vinyl floor, basin, mirror, WC, shaver lamp

STAIRS/LANDING

Carpeted, wooden banister, radiator, storage/airing cupboard

BEDROOM 1

Newly laid carpet, windows to front and side, radiators

BATHROOM

Vinyl floor, window to front, bath with shower, extractor, WC, Basin, mirror, heated towel rail

BEDROOM 2

Newly laid carpet, window to front, velux windows, radiator

OUTSIDE

Fenced concrete patio area with gate and enclosed storage area

SERVICES

Water - Mains (included in rent)
Drainage - Private (included in rent)
Heating - Oil Fired underfloor and radiators
Electric - Mains (invoiced monthly in arrears)
Broadband via Starlink - (£25 per month)

SITUATION

The Old Stable is situated on a working farm just outside of the village of Knowstone in North Devon. There is a church which dates back to the 13th Century, a village hall and the popular Masons Arms thatched inn which holds a Michelin star. Just over a mile from the North Devon link road, Knowstone is very well positioned with good access to Barnstaple and the coastal resorts. The North Devon link road also links to Tiverton and the M5 (Junction 27) to the east where there is a main line rail station linking to London Paddington.

Dulverton, 7.5 miles away, is a delightful small town nestling in the Barle Valley within the Exmoor National Park and is well known as The Gateway to Exmoor. It provides good day-to-day shopping together with two churches, post office, chemist, doctors, dental and veterinary surgeries and a well-used town hall. There are also good restaurants and recreational facilities including squash courts, all weather tennis courts as well as football and cricket pitches.

The thriving market town of South Molton, 9.5 miles south west of Knowstone, offers an excellent range of day to day amenities including schooling up to secondary level, a wide variety of shops, banking facilities, churches, a livestock market and a pannier market on Thursdays and Saturdays.

DIRECTIONS

From South Molton heading east on the A361 (North Devon Link Road) at Moortown Cross turn left signposted for Knowstone. Continue over the cattle grid and take the next left turn signposted for Knowstone. After turning left for Knowstone at the crossway take the first turning on the right and follow the lane down towards the farm. The property is located on the right of the courtyard.

What3Words:///slams.invoices.clings

LETTING

The property is available to let on a renewable assured shorthold tenancy for 6 months plus, unfurnished and available immediately. RENT: £1,100.00 per calendar month exclusive of all charges. DEPOSIT: £1,269.00 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.

AGENTS NOTE

This property is located on a working farm, offering a peaceful rural setting with the occasional sounds of tractors and livestock as part of daily life.



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		
(92 plus) A		96
(81-91) B		
(69-80) C	76	
(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