



STAGS

Varncombe Farm , Red Ball Hill, Burlescombe, Devon
EX16 7JY

Spacious detached three bedroom country property in Burlescombe.

Wellington 6 Miles - Tiverton 12 Miles - Exeter 22 Miles

- Detached Farmhouse
- Large Garden
- Country Views
- Off Road Parking & Garage
- Pets Considered (Terms Apply)
- Council Tax Band E
- Available End of January
- Close to M5
- Deposit: £1,500.00
- Tenant Fees Apply

£1,300 Per Calendar Month

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

ACCOMMODATION

From front, door into:

HALLWAY

Stairs to first floor. Understairs storage area. Door to outside and doors to:

SITTING ROOM

Window to front, open brick fireplace, TV point.

DINING ROOM

Window to front, feature fireplace, telephone point.

KITCHEN

Windows to rear and side with country views. Range of white fronted wall & base units, space for cooker & dishwasher, extractor fan, stainless steel sink, vinyl flooring.

BATHROOM

Bath with electric shower over, pedestal wash hand basin, frosted window to rear, WC, vinyl flooring.

UTILITY ROOM

Large utility room with window to side, worktops, space & plumbing for appliances, oil fired boiler.

LANDING

Storage cupboard. Doors to:

BEDROOM 1

Double room, facing front.

CLOAKROOM

With sliding door. WC, corner wash hand basin.

BEDROOM 2

Facing to front, feature cast iron fireplace, large wardrobe cupboard.

BEDROOM 3

Facing to front. Feature cast iron fireplace Good sized double room.

OUTSIDE

At the front, gardens extend through lawns, borders, vegetable patches. Some hedging, mature trees and shrubs. Driveway leads to the rear parking area. Garage with power and light. Oil tank. Access retained across driveway for landlord to land / barns beyond.

SERVICES

Electric: Mains

Water: Mains

Drainage: Private

Heating: Oil Fired Central Heating

Ofcom Predicted Broadband: Standard - Download 18 Mbps - Upload 3Mbps

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

Council Tax: Band E (Mid Devon)

SITUATION

Off the A38, midway between Wellington with schools, shops and services and Junction 27 of the M5, where Tiverton Parkway station is located.



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

