



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.

DIRECTIONAL NOTE

From Junction 27 of the M5, proceed towards Wellington on the A38. Passing over the Waterloo Cross roundabout. After approximately 3 miles, the property will be found on the left hand side, opposite the Poachers Pocket Inn.

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,300.00 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,325.00. DEPOSIT: £1,500.00 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). 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.

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.

RENTER'S RIGHTS BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:
https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_rental_bills_act_roadmap.pdf



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		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(41-47) F		
(31-39) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		