



The Old Farmhouse Rosamondford, Perkins Village,
Exeter, Devon EX5 2JG

A lovely former farmhouse enjoying the rural surroundings of a pretty East Devon hamlet.

Exeter 8 miles / Sidmouth 8.6 miles

- Available May
- Five Bedrooms
- Two Reception Rooms
- Gardener Included
- Gardens/Parking/Garage/Office
- Deposit: £2653
- Pets Considered (Terms Apply)
- Council Tax Band D
- Term: 12 Months Plus
- Tenant Fees Apply

£2,300 Per Calendar Month

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DESCRIPTION

A lovely thatched/slate former farmhouse with some parts of the house dating back to the 15th/16th Century. The well appointed property enjoys the rural surroundings of a pretty East Devon hamlet. The accommodation comprises: porch, entrance hall, lounge, family room, open plan Farmhouse kitchen/snug which overlooks the delightful, large manicured gardens. Utility room, cloak room, 5 bedrooms (one en-suite), family bathroom, good size attic room/storage. Gardener included within the rent. Parking, garage and office. Oil fired central heating. EPC Band D. Pets considered (terms apply), Available May. Tenancy fees apply.

ACCOMMODATION

Porch, tiled flooring, window, original glazed door to:

ENTRANCE HALL

Carpet, window to the side, stairs to the first floor, radiator, door to:

FAMILY ROOM

A lovely room with windows overlooking the garden, carpet, feature fireplace (not in use), radiator, steps up to:

SITTING ROOM

Inglenook fireplace (oil fired burner - not in use), carpet, windows to the side overlooking the vegetable garden. Beamed ceiling, storage cupboards, 2 x radiators. Door to:

FARMHOUSE KITCHEN/DINING ROOM

Open plan snug/kitchen/dining room with laminate flooring throughout.

DINING ROOM: Understairs storage cupboard, 2 x further storage cupboards, radiator, door to the patio area.

KITCHEN: Range of light coloured base units with granite work tops, integrated dishwasher, double electric oven and ceramic hob, white Belfast sink, glazed display cabinet, matching central island with cupboards under, windows overlooking the garden, step down to:

DINING ROOM: Bi-fold doors opening onto the garden, from this room you are able to take in the lovely views of the garden. Radiator.

UTILITY ROOM

Wall and base units, space for washing machine and fridge/freezer, laminate flooring, stainless sink unit, radiator, wooden ½ glazed stable door. Door to:

CLOAK ROOM: with white w.c, wash hand basin with vanity unit under, heated towel rail.

FIRST FLOOR LANDING

Window to the front, radiator, cupboard with shelving, carpet, storage unit.

BEDROOM ONE

Double room, large wooden wardrobe, velux window, double aspect windows looking over the gardens, 2 x radiators.

door to:

EN-SUITE WET ROOM: Fully tiled room comprising: mains shower, white wash hand basin with vanity unit under and wc. Heated towel rail.

BEDROOM 2

Double room, window to the front, carpet, radiator, built-in cupboard.

FAMILY BATHROOM

White wash hand basin with vanity unit under, wc, bath with shower over. Laminate flooring, heated towel rail and triple mirrored wall,

BEDROOM 3

Double room, window overlooking the neighbouring courtyard, carpet, radiator, built-in cupboard, beamed ceiling.

BEDROOM 4

Double bedroom, window to the front overlooking the garden, radiator, built-in cupboard.

BEDROOM 5

Small double, window to the front, radiator, carpet.



ATTIC ROOM/STORAGE

From the landing there is a wooden ladder leading to the Attic Room which provides a good level of storage. Carpet, Dormer window, beamed ceiling. Opposite this room there is a large storage area which is boarded. These 2 rooms have restricted access and to be used at tenants own risk.

OUTSIDE

The property benefits from a large well maintained garden which is mainly laid to lawn with various trees and shrubs. From the garden you are able to enjoy the picturesque views over the surrounding countryside. From the main garden there is an enclosed vegetable plot with raised beds. The shared drive leads up to a parking area for several cars, single garage and a good size office with windows and telephone point. Opposite the drive there is another enclosed area of garden again enjoying the views over the countryside. Within the garden is a good size timber shed.

SITUATION

Perkins Village is a charming hamlet near the village of Aylesbeare. Aylesbeare is on the northern side of the East Devon Pebblebed Heathlands, locally known as Woodbury Common. The heathlands are made up of 8 parish commons including, Aylesbeare Common. Perkins Village is within the catchment area for West Hill Primary school and The King's secondary school (The bus for The Kings secondary school- pick up/drop is at the bottom of the garden). There is good access to Exeter, the A30 dual carriageway and M5 motorway, Exeter International Airport and the World Heritage coastline at Budleigh Salterton to the south.

SERVICES

Mains water and electricity. Oil central heating. Council Tax band D (0502620002)

DIRECTIONS

From Exeter and the M5 head east on the A3052/Sidmouth Road. After the roundabout at Clyst St Mary, continue on the Sidmouth Road. Passing Crealy Adventure Park for 3.5 miles, turning left signposted Exeter Airport/B3184. Continue on this road for half a mile turning right signposted Perkins Village.

Upon entering the village, The Old Farmhouse will be found on your right hand side.

LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available May. RENT: £2300 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £2325. DEPOSIT: £2653, 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.





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			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	