



Mincarlo Sowden Lane, Lympstone, Exmouth, Devon EX8 5AD

A three bedroom, modern barn conversion built to a high specification set within beautifully landscaped grounds and situated on the edge of the desirable village of Lympstone. The property comprises an open plan kitchen/living area with wood burner, two ensuites, main bathroom, garden and driveway parking.

Exeter 9.5 miles Exmouth 2.3 miles

• Three Bedrooms • Open Plan Kitchen/Living Area • High Specification • Garden and Off Road Parking • Popular Location • Deposit £2884 • Available June • Term: 6 or 12 Months • Council Tax Band F • Tenant Fees Apply

£2,500 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A three bedroom modern barn conversion built to a high specification, set within beautifully landscaped grounds and situated on the edge of the desirable village of Lympstone. The property comprises an open plan kitchen/living area with wood burner, two ensuites, main bathroom, garden and driveway parking. Viewing highly recommended. Available June. Sorry No Pets. Underfloor heating throughout. EPC Band C. Tenant Fees Apply.

UTILITY AREA/ENTRANCE HALLWAY

Front door opens into utility area with storage, sink with mixer tap and door to -

OPEN PLAN KITCHEN SITTING ROOM 26'6" x 17'0"

A spacious open plan living area with built in oven, electric hob with extractor over. Integrated fridge/freezer. Sink with mixer tap over. Central island. Wood burner. Full height sliding patio doors open out to a generous patio area which frames the views of the garden. Windows to the front and rear aspect. Staircase with built in storage rises to first floor.

BEDROOM THREE / STUDY 11'9" x 10'2"

Windows to side and rear aspect.

ENSUITE

Shower, sink set in vanity unit with mirror over. Low level WC and obscure window to the front aspect.

FIRST FLOOR

BEDROOM TWO 10'9" x 8'2"

Window to side aspect and built in eave storage cupboards/wardrobes.

SHOWER ROOM

Shower, sink set in vanity unit with mirror over. Low level WC and obscure window to the front aspect.

BEDROOM ONE 12'9" x 11'9"

Window to side and front aspect and eave storage cupboards/wardrobes.

ENSUITE

Free standing bath, shower and sink set in vanity unit with mirror over. Low level WC. Obscure window to the front aspect.



GARDEN

The garden surrounds the property with lawn and patio area. Gravel parking to the front for multiple cars. Outdoor storage shed.

SERVICES

Mains water, electric and gas. Council Tax Band F. Broadband - Standard 20 Mbps download / 3 Mbps upload

Ultrafast- 1000 Mbps download / 1000 Mbps upload

Phone Coverage - Indoor limited / outdoor EE,

Vodafone, O2, Three Likely

(Provided by Ofcom)

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available June. RENT: £2500 pcm exclusive of all charges. Sorry no children or pets allowed. DEPOSIT: £2,884 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.

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.

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.





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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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