



Meadowbank Barn The Green, Morchard Bishop,
Credton, Devon EX17 6PD

A delightful reverse level two bedroom barn
conversion in a popular Devon village.

Credton (8 miles), Tiverton (16 miles), Exeter (14.9 miles)

• Available November • Two Bedrooms • Reverse Level Accommodation • Open Plan
Living Area • Modern Kitchen with Integrated Appliances • Popular Village
Location • Deposit: £1153 • Council Tax Band -C • EPC - E • Tenant Fees Apply

£1,000 Per Calendar Month

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

DESCRIPTION

Meadowbank Barn is a delightful reverse level barn conversion in a convenient village setting, with plenty of local walks, shop, pub and bus route. The property is configured with spacious open plan living on the first floor with a bedroom/study, and a ground floor bedroom along with a wet room. Sorry No Parking Available (street parking only). Council Tax Band C. EPC E Rating. Tenant Fees Apply.

ACCOMMODATION

The property was converted approx. 14 years ago and retains plenty of character features. It's a reverse level conversion with a double bedroom and wet room. On the first floor is an open plan living/dining with a modern kitchen with wall and floor mounted units with oak tops and integrated electric appliances. Off the kitchen is a well designed bedroom/study.

OUTSIDE

Outside, there is a strip of land which comes with the property, ideal for pots etc but there is no garden. There is plenty of on street parking nearby. The drive is owned by the neighbour but Meadowbank Barn has an official right of way for access.

SERVICES

Mains water, electric and drainage. Council Tax Band C. The barn is not Listed, however, it is in the curtilage of a Grade II listed property.

NOTE

Sofa and table in situ.

DIRECTIONS

From Crediton, go through Copplestone, staying on the A377 towards Barnstaple. At Morchard Road, take the right hand turning, over the railway line and proceed on the country lane into Morchard Bishop. Pass The London Inn on your right and bear right at the memorial. At the bottom of the hill, turn left into The Green and the property will be found on the right after approx. 100m.

What3words - breeze.lakes.benched

SITUATION

This well positioned barn conversion can be found in the popular village of Morchard Bishop, set amongst the rolling Mid-Devon countryside.

Morchard Bishop has a strong community with a range of facilities, including general store and cafe, parish church, primary school (Ofsted: Good), pub, garage, sports club, tennis court and doctor's surgery. The towns of Tiverton (16 miles) and Crediton (8 miles) offer a comprehensive range of shopping and facilities together with public and state schooling. The university and cathedral city of Exeter has a wide range of amenities befitting a centre of its importance.



There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available November. RENT: £1000 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1153 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.

RENTERS RIGHTS BILL

The Renters Right Bill is expected to be implemented within the next 6 to 12 months. This legislation will introduce a number of significant changes to the rental sector, including the abolition of fixed-term tenancies in favour of open-ended, periodic agreements. 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. - As above.





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		
Very energy efficient - lower running costs	Current	Potential
92 (plus) A		
81 (91) B		
69 (80) C		
55 (65) D		
39 (54) E		
21 (38) F		
10 (20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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