



Olive Tree Barn Courtlands Lane, Lypstone, Exmouth,
Devon EX8 3NZ

A well presented unfinished character property
situated on the edge of the village of Lypstone.

Exeter 9.5 miles / Exmouth 2.3 miles

• Available DNow • Sitting Room with Vaulted Ceiling • 3 Bedrooms/2 En-Suites • Parking/Double Garage • Lovely Gardens • Gas Central Heating • Deposit: £1903 • Term: 6 or 12 Months • Council Tax Band B • Tenant Fees Apply

£1,650 Per Calendar Month

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

DESCRIPTION

A well presented unfurnished property situated on the edge of Lympstone. The accommodation comprises: kitchen/breakfast room, sitting/dining room, 3 bedrooms, 2 with en suite shower rooms, main bathroom. Underfloor heating to the ground floor. Garden, parking and double garage. Gas fired central heating. Available now. EPC Band C. Tenant fees apply.

ACCOMMODATION

Front door to:

KITCHEN/BREAKFAST ROOM

Range of wooden base and wall units, white butler sink, electric range with gas hob and extractor fan over. Plumbing and space for a washing machine, granite work tops, space for a fridge/freezer, window to the front overlooking the garden. Tiled flooring. Steps up to:

SITTING/DINING ROOM

Good size room with exposed beams, wood burner, Cornish Oak flooring, 2 ceiling fans. This impressive room overlooks the garden.

INNER HALL

Stairs to the first floor, tiled flooring, under stairs storage cupboard, window to the front.

BATHROOM

Grey suite comprising bath and w.c., ornate wash hand basin, chrome heated towel rail, tiled floorin.

BEDROOM 3

Double room, wooden flooring, storage cupboard, French doors leading out to the garden.

FIRST FLOOR LANDING

Carpet, picture window to the front overlooking the garden.

BEDROOM 2

Double room. Wooden flooring, skylight, built-in wardrobe and shelving, radiator.

EN-SUITE

Shower cubicle with mains shower, w.c., wash hand basin, wooden flooring.

BEDROOM 1

Double room. Wooden flooring, sky light, radiator. Steps leading to the mezzanine which overlooks the lounge/dining room. From the bedroom a door leads to:

EN-SUITE

Shower cubicle with mains shower, w.c., wash hand basin, radiator.

OUTSIDE

Drive leads to the double garage with power and light connected. Parking area for 2 vehicles. Gate leads to the garden which is enclosed by natural hedging and fences. Good size decking area with views over the estuary. Vegetable plots. Steps lead down to the main garden which is mainly laid to lawn. Storage shed.



SERVICES

Mains electricity, gas and water/drainage. Council Tax Band B.
Broadband Speed - Ultrafast 1000 Mbps/ 1000 Mbp
Phone Coverage - EE and Vodafone: Strong O2 and EE: Average
Of Com Provided

DIRECTIONS

From Exeter and the M5 proceed on the Sidmouth Road. At the Clyst St Mary roundabout take the 3rd exit to Exmouth on the A376. After around 5 miles, upon reaching Lympstone continue on the Exmouth Road and at the brow of the hill, turn right onto Courtlands Lane, just before the Esso garage. Continue along this road and turn left onto Longmeadow Road, turn into Courtland Estate and bear right signposted The Olive Barn.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available now. RENT: £1650 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £1903 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.

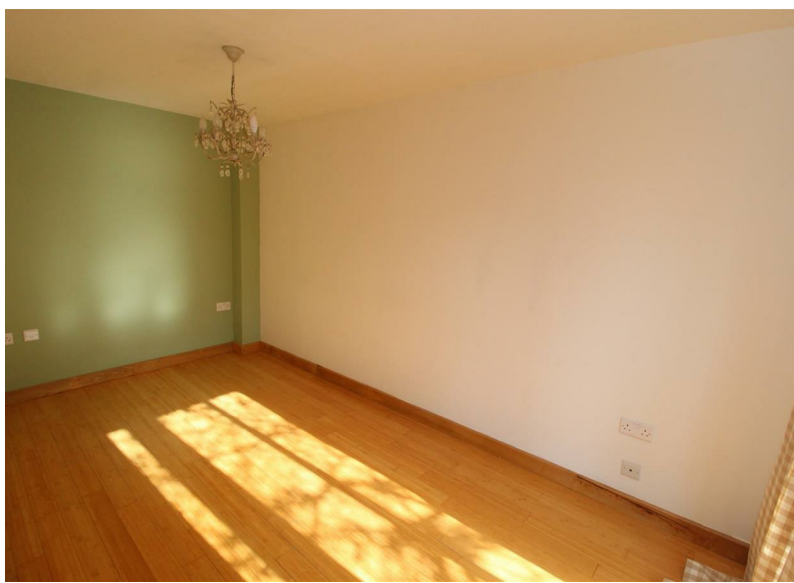
TENANT PROTECTION

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 RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.





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		75	85
EU Directive 2002/91/EC			