



Langdon Barton Farm , Ashcombe, Dawlish, EX7 0QA

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A character Grade II Listed Estate Farm House set in the Ashcombe Valley. EPC Rating: F, pets by negotiation. Tenant fees apply.

Exeter: 12.5 Miles | Newton Abbot: 9.7 Miles | Plymouth: 40.1 Miles

• 5 Bedrooms (1 En-suite) • 3 Reception Rooms • Boot Room & Store • Further unheated Storage/ Home Office Rooms • 6 Months Plus • Pets and Horses Considered • Deposit: £2,134.00 • Gardens, Parking & Range of buildings • Council Tax Band: F • Tenant Fees Apply

£1,850 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)

## DESCRIPTION

A character Grade II listed Farm House set in the Ashcombe Valley, with beautiful scenery. Convenient to the A38 and A380 leading to Exeter, Plymouth and Newton Abbot.

Accommodation comprises: hallway, three reception rooms, kitchen with modern fitted units, boot room/store, downstairs w/c and shower room. First floor landing leading to five good sized bedrooms, one en-suite, a family bathroom and additional shower room.

Additionally, there are a number of unheated rooms at the Eastern end of the house which have previously been used as a home office and as storage for a home retail business.

Externally a good-sized south facing garden fronts the property. Off road parking available for a number of vehicles, access to a store, workshop and carport.

Pets and Horse's may be considered (terms apply). Grazing and stabling may be available across the road from the property by separate arrangement . Oil fired central heating, mains water, septic tank, mains electricity. EPC Band E. Tenant Fees Apply.

## ACCOMMODATION

Ground Floor

- Hallway leading to two receptions, kitchen and stairs to first floor.
- Good sized Kitchen
- 3 Reception Rooms with disused feature fireplace.
- Shower room and w/c
- Boot room and Store with room for sporting paraphernalia and washing machine.
- Further large storage area.

First Floor

- Landing
- 5 Bedrooms – 1 ensuite
- Family Bathroom
- Shower room and w/c
- 2 further unheated rooms suitable for storage (previously used as offices).

External

- South facing Garden with decking area.
- Parking and yard area suitable for at least 3 or 4 vehicles
- Useful good size shed suitable for storage or perhaps a workshop.
- Car port

Additional

- Pets and Horses considered.

## AGENT NOTE

Windows

Please note that the Landlord has plans in place to replace some windows on the front elevation of the living accommodation this Autumn/Winter subject to obtaining necessary consents. We understand the Landlord intends to do this on a room by room basis in a way to keep disruption to a minimum.

Stabling

Stabling and grazing may be available to incoming tenants on the adjoining land by separate negotiation.

## SERVICES

Mains electricity, mains water, septic tank.

Heating – Oil fired boiler and central heating

Ofcom predicted broadband services – Standard

Download 4Mbps Upload 1Mbps

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: F

## DIRECTIONS

Take the A38 out of Exeter towards Plymouth. Take the turning onto the A380 up Telegraph Hill towards Newton Abbot. Leave the A380 at Ashcombe Cross taking the immediate left towards the village of Ashcombe. On reaching the Village turn right and follow the valley for approximately 1.3 miles where you will find Langdon Barton on your left. Parking is available through the entrance gate on the left.

## LETTINGS

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1,850.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £2,130.00 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.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://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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@StagsProperty



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (48-54) <b>E</b>                            |                         |           |
| (35-47) <b>F</b>                            |                         |           |
| (21-34) <b>G</b>                            |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |