



The Barn Furzeleigh Farm, Cooks Lane, Axminster,
Devon EX13 5SJ

A beautifully presented barn conversion situated in
a lovely rural location on the edge of Axminster.

Axminster 2 Miles; Honiton 11 Miles; Lyme Regis 4 Miles

• Open Plan Living Area / Kitchen • Three Bedrooms • Modern Bathroom / Cloakroom • Garden
/ Parking / Garage • Water INCLUDED • Available Beginning August • 12 months plus • Deposit:
£1,730 • Council Tax Band: B • Tenant Fees Apply

£1,500 Per Calendar Month

01404 42553 | rentals.honiton@stags.co.uk



ACCOMMODATION INCLUDES

Part glazed stable door into;

HALLWAY

With stairs rising, slate flooring with step down to lower hallway, double doors to storage cupboard housing the under floor heating controls, loft hatch and glazed door to front.

Doors lead to;

BEDROOM TWO 15'10" x 8'5"

Double with glazed door to front, television point and fitted carpet.

UTILITY

Comprising base drawer units, granite worksurface over with butler sink, *washing machine and tumble dryer*, storage cupboard and door to airing cupboard housing the hot water tank, slate flooring.

The landlords will be happy to sell the washing machine and tumble dryer to any incoming tenants

CLOAKROOM

Comprising low level w.c, circular marble wash hand basin with mixer taps in wood and granite vanity unit, mirror over and slate floor.

BATHROOM

Comprising bath with mixer tap shower spray, large shower cubicle, low level w.c, stone wash hand basin with mixer tap set in wood vanity unit, mirror over, heated towel rail, extractor fan, Velux window and slate floor.

BEDROOM THREE 13'1" x 9'3"

Double with glazed door to rear garden, television point and fitted carpet.

BEDROOM ONE 14'0" (18'2") x 12'6"

Large dual aspect double with two built in double wardrobes, television point, glazed door to back garden, full length window to front and fitted carpet.

STAIRS RISING

Stairs with fitted carpet rise from hallway to the first floor.

OPEN PLAN LIVING AREA 22'8" x 16'6"

Large open plan area with oak truss and vaulted ceiling and oak flooring throughout.

SITTING ROOM: Dual aspect with a large window overlooking the valley with a beautiful view. Television and telephone points, tall radiators. Step up into

KITCHEN/DINING ROOM: Comprising cream fronted wall, base and drawer units, granite worksurface with 1½ stainless steel sink unit, integrated dishwasher and fridge freezer. Double electric cooker, induction hob with extractor over, tall radiator and space for table and chairs.

OUTSIDE

The property is approached via a communal concrete drive leading into Furzeleigh Farm. To the front of the property is a gravel parking area, and an area directly to the front of the property for parking, plus single garage with power and light.

To the front of the property is a small patio area.

To the rear of the property is an enclosed garden which is split into three levels. Access to the side leads to the area which is laid to gravel with washing line, seating area and access into the rear of the garage. There is an area laid with lawn with mature shrubs and steps lead to a raised patio



area.

The rear garden over looks the adjoining countryside.

SERVICES

Mains Electric. Oil fired central heating. Septic tank drainage. Water INCLUDED within the rent. Council Tax Band: B
E.P.C Band: D

SITUATION

The property is situated on the outskirts of Axminster, which provides a good range of shops and services, mainline railway link and the property is only a short distance from the main A35 Axminster bypass. Lyme Regis is only a short drive away.

DIRECTIONS

Continue on the A35 Axminster bypass, proceeding up the hill towards Hunters' Lodge and taking the turning left signposted Axminster. Turn immediately right into Cooks Lane and proceed along this road for a few hundred yards, turning left into the concrete drive on the corner (just before Pidgeons Lane) into Furzeleigh Farm with cattle grid. Proceed along the drive, with the property being found at the bottom on the right hand side.

LETTINGS

The property is available to rent for a period of 12 months plus on a Renewable Assured Shorthold Tenancy, unfurnished and is available from the beginning of August. RENT: £1,500 per calendar month inclusive of water but exclusive of all other charges. Where the let permits a pet the rent will be increased by £25pcm. DEPOSIT: £1,730 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. Usual references required. No Smokers/Cats. A Dog/Child Considered. Viewing 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. 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	78
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	