



Little Moreton Moreton Lane, Grimscott, Bude, Cornwall
EX23 9LY

A detached family residence set in a lovely quiet location, enjoying far reaching rural views.

Bude 6 miles - Holsworthy 7.2 miles - Launceston (A30) 16.4 miles

• 5 Double Bedrooms • Spacious Accommodation • Detached Double Garage • Far Reaching Countryside Views • Available November • Pet Considered (terms apply) • 6 months plus • Deposit: £1615.00 • Council Tax band: E • Tenant Fees apply

£1,400 Per Calendar Month

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ACCOMMODATION TO INCLUDE:

Side entrance door into:

FAMILY ROOM

13'1" x 12'4"

Wooden flooring, stairs rising to first floor with storage area under, radiator, double doors to garden.

KITCHEN

17'10" x 12'4"

Range of wooden wall and base units with tiled splash backs and work surfaces. Range style cooker with ceramic hob and extractor hood over, built in pantry cupboard, window to the rear overlooking the garden, tiled flooring, space for dishwasher and under counter fridge. Door to:

UTILITY ROOM

8'11" x 6'11"

Base cupboard with work surface above and stainless steel sink unit. Space for washing machine and tumble dryer, tiled flooring, door to garden, radiator, door to BOILER CUPBOARD with window, tiled floor, oil fired boiler, CO alarm.

CLOAKROOM

WC, wash hand basin, tiled flooring, obscured window to the rear, electric heater.

DINING ROOM

14'2" x 12'9"

Wooden flooring, patio doors to front garden, wood and glass panelled doors into the:

LIVING ROOM

18'0" x 14'4"

Wooden flooring, door and window to front of property, radiator, wood burner set on slate hearth, door to the kitchen.

FIRST FLOOR LANDING

Large window providing stunning views of the surrounding countryside, smoke alarm, radiator, stairs to second floor.

BEDROOM 4

12'7" x 12'4"

Double room, radiator, window to the rear with far reaching views.

BATHROOM

White suite comprising WC, wash hand basin and bath. Obscured window, radiator, built in cupboard housing emersion tank, tiled walls.

BEDROOM 3

14'4" x 12'0"

Double room, dual aspect windows to front and side with countryside views, radiator.

BEDROOM 1

15'3" x 14'4"

Double room, radiator, dual aspect windows to front and side with countryside views, walk in cupboard with hanging rail and light.

ENSUITE SHOWER ROOM

White WC, wash hand basin and cubicle with electric shower. Tiled walls, ladder style heated towel rail.

SECOND FLOOR LANDING

Velux window, smoke alarm, eaves storage.

BATHROOM

White WC, wash hand basin and bath with shower over and tiled surround. Ladder style heated towel rail, Velux window.

BEDROOM 5

12'4" x 12'2"

Double room, radiator, built in cupboard and eaves storage cupboard, window to the front with views over the garden and surrounding countryside.

WALK IN STORAGE/OFFICE

Velux window, shelving.

BEDROOM 2

18'0" x 12'4"

Double room, window to the front with surrounding views, radiator.

OUTSIDE

The property is approached via Moreton Lane, leading to a sweeping gravelled driveway leading to a turning area, and a large double garage with 2 electric doors, power, water and WC connected. A large level garden to the front of the property is mainly laid to lawn, with a selection of mature fruit trees, shrubs, a garden pond and a paved patio. Pathways

either side of the property allow access for maintenance and to the rear garden, enclosed with far reaching views over the countryside in the distance. The rear garden is mainly laid to lawn with well stocked stone built flower beds, former vegetable beds and a greenhouse situated in one corner.

SERVICES

Mains water (shared supply-£100.00 payable to the L:L each month for water supply) & mains electricity.

O.F.C.H and woodburning stove.

Private drainage via septic tank.

Council Tax band: E (C.C)

Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom).

SITUATION

The property is situated roughly half a mile down a rural track known as Moreton Lane, in an enviable and rural position commanding far reaching views over the neighbouring pasture fields and countryside in the distance. The property enjoys a secluded feel set amongst a large, level plot extending to approximately 1/2 an acre, with only one other residential neighbour within the vicinity. The village of Grimscott lies in the hearth of North Cornwall, one of four hamlets within the civil Parish of Launcells and is located only 6 miles from the coastal town of Bude. Renowned for its choice of sandy beaches and bustling atmosphere throughout the year, Bude offers some magnificent coastal walks along the cliffs or historic Bude canal, along with a wide range of shipping, sporting and educational facilities.

DIRECTIONS

From Red Post, follow the signpost north towards Kilkhampston, Hartland and Bideford. Continue along this road for approximately 1 mile and just after the 30mph signs, turn right onto Moreton Lane. Follow this track for approximately 0.6 miles where the property will be located on the left hand side. Viewers are advised to drive with care along rural lanes being mindful of any uneven ground.

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LETTING

The property is available to let on a assured shorthold tenancy for 6 months plus, unfurnished and is available November. RENT: £1400.00 pcm exclusive of all other charges. Pet considered. Where the agreed let permits a pet the rent will be £1450.00 pcm. DEPOSIT: £1615.00 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.

HOLDING DEPOSIT & 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

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.





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