



Burne Bickington, Newton Abbot, Devon TQ12 6PA

Delightful detached barn conversion in rural setting with panoramic country views. Large dining hall, utility room, downstairs shower room, kitchen/breakfast room, sitting room, 3 double bedrooms, family bathroom. Large patio and garden. Parking. Available November. Regret no pets. EPC Band E. Tenant fees apply.

Ashburton 2.5 miles | Newton Abbot 5 miles | Exeter 19 miles | Plymouth 27 miles

• 3 Double Bedrooms • 2 Reception Rooms • 2 Bathrooms • Rent Includes Gardener & Window Cleaner • 12 Months Plus • Available November • EPC Rating E • Council Tax Band D • Deposit: £1,615.00 • Tenant Fees Apply

£1,400 Per Month

01803 866130 | rentals.southdevon@stags.co.uk



ACCOMMODATION

Delightful detached barn conversion in rural setting with panoramic country views. Freshly decorated and comprising Large dining hall, utility room, ground floor shower room, kitchen/breakfast room, sitting room, 3 double bedrooms, family bathroom. large patio and garden. Parking. Available immediately. Regret no pets. EPC Band E. Tenant fees apply.

DINING HALL/STUDY 11'11" x 15'8"

Radiator, smoke detector, wood floors, curtains

UTILITY ROOM 6'7" x 4'8"

Plumbing for washing machine and space for tumble dryer, oil fired central heating boiler

SHOWER ROOM/WC

Double size cubicle with electric shower, wash hand basin, WC, heated towel rail.

KITCHEN/BREAKFAST ROOM 16'2" x 13'6"

Part exposed stone walls, beamed ceiling, granite worktops, butler sink, wood sideboard and wood dresser

INNER HALL

Stairs to first floor, smoke detector

SITTING ROOM 20'0" x 15'2"

Suspended wood burner, slate hearth, beamed ceiling, 2 x radiators, fitted carpet & doors to patio.

FIRST FLOOR

Landing with large walk-in wardrobe.

BEDROOM 1 17'5" x 13'3"

Under eaves storage cupboards, beamed ceiling, radiator, velux windows, views over surrounding countryside, fitted carpet.

BEDROOM 2 10'11" x 14'5"

Velux window, radiator, new carpet.

BEDROOM 3 14'5" x 18'3"

Decorative fireplace, velux windows, radiator, views over surrounding countryside.

BATHROOM

White suite comprised of bath, basin, WC. Double shower cubicle with electric shower, radiator, airing cupboard.

EXTERNAL

The property benefits from private access and ample parking as well as a private patio and large lawned area with beautiful views.

SITUATION

The property is located in a rural but accessible location within ten minutes drive of the A38 Devon Expressway with its access to the motorway network. The popular and extremely well equipped town of Ashburton is just 3 miles away and the small village of Denbury is also a short drive away and has a small village shop, primary school and a popular local public house.



SERVICES

Mains electricity, oil fired central heating, mains water. Council Tax Teignbridge Council 01626 361101.

Window cleans twice yearly and a regular gardener are included in the rent.

DIRECTIONS

From Totnes follow the signs for the A38 for Exeter, going through Dartington and Buckfastleigh. Leave the A38 at the Goodstone exit and follow the signs for Newton Abbot (A383 Ashburton Road), going back across the A38. Look out for the sign for Gale and Burne on the right and follow this road past Gale on the left. Stay on this road until you reach Burne Cross. Turn right here to Denbury and Burne will be found at the bottom of the hill on the left and is accessed via a wooden 5 bar gate.

LETTING

The property is available to rent on an Assured Shorthold tenancy for a long let. Rent £1400.00 per calendar month exclusive of charges for all utilities, council tax and telephone. A regular gardener and twice a year window cleans are included in the rent. Deposit £1615.00 refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held in an approved Tenancy Deposit Scheme. Usual references required. Viewings strictly by appointment with Stags.

TENANTS PROTECTION

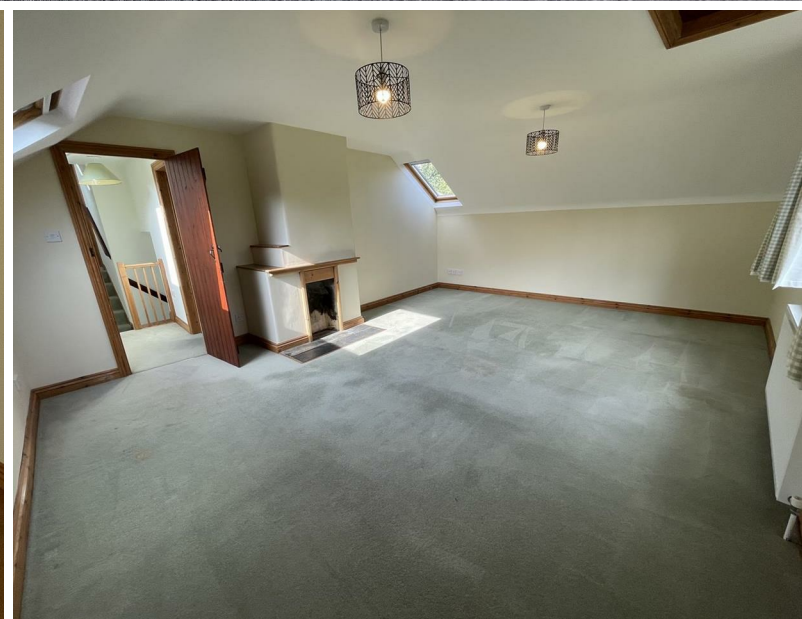
Stags is a member of the RICS Client Money Protection Scheme

and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

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.





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			89
92-91	A		
81-91	B		
69-80	C		
55-68	D		52
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	