



Monkey Oak Barn Annexe , Harberton, Totnes, TQ9 7SS

A superb 2 bedroom semi-detached barn conversion, with idyllic rural views and off street parking for 3/4 cars, in a rural yet accessible location. EPC Band: C. Pet by negotiation. Tenant fees apply.

Totnes 4.3 miles | A38 9.8 miles | Kingsbridge 11.5 miles

• Idyllic Rural Views • Superb Attention To Detail & Design Throughout • Open Plan Kitchen/Dining Room • West Facing Sitting Room • Off Road Parking For 3/4 Cars • Deposit: £1,961.00 • 12 Months Plus • Pet By Negotiation • Tenant Fees Apply • Council Tax Band A

£1,700 Per Calendar Month

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

SITUATION

Harbertonford is a beautiful and unspoilt village situated on the banks of the river Harbourne. The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes is approximately 3 miles away, being a popular medieval market town with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes. Totnes has both primary and secondary schools, 2 supermarkets and is approximately. 7 miles away from junction A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

DESCRIPTION

The property benefits from its own private driveway, where there is parking for a number of vehicles. A path leads around the elevated stone patio, facing west, with a pair of patio doors into the sitting room, which has underfloor heating with engineered Porcelanosa flooring, a nice spacious room with windows and a pair of patio doors to the smaller garden to the west. A short flight of step leads up to the open plan kitchen/breakfast room with underfloor heating and Porcelanosa tiled flooring with an exposed stone feature wall, a range of base and eye-level kitchen units incorporating a Bosch single fan-assisted oven with Zanussi hob over with AEG extractor fan, integrated appliances including a full-size Zanussi dishwasher and a full height Kenwood refrigerator with freezer underneath.

Door with a small step down into bedroom 1 (double) with a range of base and eye-level units, with space and plumbing for a washing machine and the Worcester gas-fired boiler. There are bi-folding doors to the side allowing lots of light into the building. There is a Daikin air-conditioning unit for cooling and heating. Door to en-suite shower room with electrically controlled underfloor heating, partially tiled with an exposed stone feature wall with large walk-in shower.

From the kitchen there is a step up through the lockable door, which leads back to Monkey Oak Barn and an Iroko flight of steps leading up to the main double bedroom, where there is a further Daikin air conditioning unit for cooling and heating. There is a large window facing west and an en-suite shower room with large walk-in shower.

Outside there is a timber shed for bikes and storage. Running along the rear of the barn is a small drive where there is an option to park further vehicles, if required. At the side there is an outside tap.

AGENT NOTE: The timber shed has been wired for a potential single phase car charger (cable only, so the car charger would need to be installed by a professional contractor at a tenants own cost).

GARDENS AND GROUNDS

Monkey Oak Barn annexe has an area of garden above and below the private entrance drive. There is a raised patio area which faces West. Below the entrance drive, there is a useful shed for bike storage.



DIRECTIONS

The property is just 1 mile from the Church at Harbertonford on woodland road. It is the first house that you come to after the church in about 1 mile. Providing good access to the A381.

We recommend using [what3words](#)///insert.unearthly.repeated

SERVICES

Mains gas combi boiler with under floor heating to the kitchen and sitting room. Radiators in the bedrooms. Daikin air conditioning units for cooling and heating in the bedrooms. Mains water. Shared septic tank drainage with Monkey Oak Barn.

Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps. Starlink broadband has also been fitted with around 65Mbps download speeds available, which costs circa £75 pcm.

Ofcom predicted no mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: A

AGENT NOTE: The water and electric is provided via a sub meter. This will be read monthly by the landlord and then invoiced to the tenants.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

LETTING

The property is available to let on an assured shorthold tenancy.

RENT: £1,700.00 pcm exclusive of all charges. DEPOSIT:

£1,961.00 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).





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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



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	73	86
EU Directive 2002/91/EC		

stags.co.uk