

Beenleigh, Diptford, Devon, TQ9 7NF



Ref: 65136

Totnes 8 miles Exeter 28 miles Plymouth 15 miles (approximately)

A two bedroom barn conversion set within the grounds of Beenleigh Manor. Available unfurnished. Initial term of 6 months let. Sorry: no housing benefit, smokers or pets. Energy rating - Band D. Fees apply.

£850 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

Diptford is a conveniently placed village close to the historic town of Totnes with its full range of commercial, educational and leisure amenities and a short distance from the A38. The village has a strong local community, has its own primary/junior school, village tennis court, playing field and is surrounded by unspoilt rolling Devonshire countryside.

Stable Cottage forms a part of the courtyard of Beenleigh Manor. It looks out on one side over a grass lawn leading down to a stream running along a copse and on the other side onto the Beenleigh Manor courtyard. It is set in a peaceful position surrounded by farmland.

The ACCOMMODATION comprises:

Part glazed timber stable door opening into:

ENTRANCE HALL

Solid oak flooring. Stairs rising to the first floor and also stairs down to lower ground floor. Understairs storage cupboard housing the controls for the underfloor heating. Exposed ceiling beam. Original timber lintel above the front door. Mains smoke alarm.

BEDROOM 1

Double bedroom. Dual aspect windows with deep display sills and view of the central courtyard and open countryside. Exposed ceiling beam. Wall lights. Double oak doors to built-in wardrobe with hanging rail and storage shelf. Recessed ceiling downlighters. Door to:

EN-SUITE SHOWER ROOM

Fully tiled. Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin with mixer taps. Wall mounted mirror. Fluorescent strip light with shaver point. W.C. with concealed cistern. Electric extractor fan. Ceramic tiled flooring.

BEDROOM 2

L-shaped double bedroom with windows to the front and rear, both with deep display sills. Exposed ceiling beams. Recessed ceiling downlighters. Double oak doors to built-in wardrobe and hanging rail and storage shelf.

BATHROOM

Beautifully presented having fully tiled walls and exposed ceiling beam. White suite comprising bath with mixer taps and shower attachment. Bath shower screen. Wash hand basin set within a roll-edged work surface and built-in storage cupboard and drawers below. W.C. with concealed cistern. Wall mounted mirror. Fluorescent strip light and shaver point. Recessed ceiling downlighters. Electric extractor fan. Ceramic tiled flooring.

FIRST FLOOR

OPEN PLAN LIVING ROOM/KITCHEN

With clearly defined kitchen/dining and sitting areas. A wonderful space having high vaulted ceiling with exposed scissor beam roof trusses and perlings. Solid oak flooring. The sitting area has windows to each side with deep display sills. Exposed stonework to the end wall framing the woodburning stove set on a slate hearth. Spotlights. KITCHEN AREA - windows to the front and side, both with deep oak display sills. Range of floor based cupboards and drawers and wall units. One and a half bowl stainless steel sink, drainer and mixer taps set within a roll-edged worksurface with tiled splashback. Integrated electric oven with hob. Extractor hood/light above. Integrated fridge. Integrated washing machine and dishwasher. The kitchen area has

suspended track spotlights. The solid oak flooring runs through to the kitchen with oak skirtings.

LOWER GROUND FLOOR

REAR LOBBY AREA

Stone tiled flooring. Oil-fired boiler supplying the property with hot water and central heating. Part glazed timber door giving access to the rear of the property. Sloping ceiling with Velux skylight. Spotlights. Mains smoke alarm. Solid oak door to:

STUDY/BEDROOM 3

A small room. Dual aspect windows with views across to open countryside. Stone tiled flooring. Stone skirting. Sloping ceiling. Ceiling spotlights. High level timber shelf.

OUTSIDE

To the front is a gravelled parking area. A gravelled pathway takes you up to front door of Stable Cottage. Outside light. To the rear of the property, is a cobbled seating area which is bounded by a low stone wall, however, please note this is not part of the tenancy and can only be used for emergency access.

SERVICES

Mains electricity, water from a private supply is £50 per month. Oil-fired boiler for hot water and underfloor heating.

COUNCIL TAX

Currently Band B.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234.

POST CODE

TQ9 7NF

VIEWING

Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

AVAILABLE

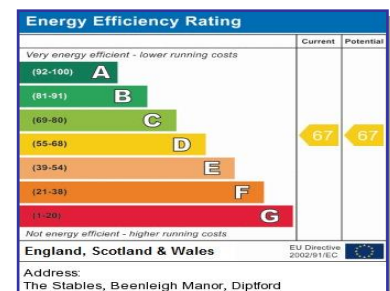
March

RENT

£850.00 per calendar month

ADMINISTRATION FEES

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90. Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.



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Dartmouth
01803 839190

Kingsbridge
01548 857588

Millbrook
01752 829000

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
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Torpoint
01752 815222

Totnes
01803 847979

London
0870 112 7099