

STAGS

The Haybarn Rydon Farm, Newton Abbot, Devon TQ13 0LZ

3 bedroom barn conversion arranged over three floors, situated in a rural position with far reaching views.

Exeter 13.1 miles / Newton Abbot 11.6 miles

• Available December • 3 Double Bedrooms • O.F.C.H • En-Suite Shower Room, Bathroom • Kitchen / Breakfast Room • Gardens, Barn / Garage • Council Tax Band C • Deposit: £1,528 • EPC Band D • Tenant Fees Apply

£1,325 Per Month

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DESCRIPTION
Barn conversion arranged over three floors which is situated in a rural position and enjoying far reaching views. The nearby village of Trusham has a popular pub/restaurant, ancient church and regular bus services. Further amenities can be found at the village of Christow and the city of Exeter is about 10 miles distant. The comprises: entrance hall, kitchen/breakfast room, sitting room, 3 double bedrooms (one with en-suite) and family bathroom. Gardens, barn with storage room above, parking. Unfurnished. Oil-fired heating. Available December. EPC Band D. Tenant fees apply.

ACCOMMODATION
Stable door with inset double glazed panels leading to:-

ENTRANCE HALL
Carpet laid, radiator, double glazed window looking to the front of the property, storage cupboard housing the oil-fired boiler, stairs leading down to the kitchen/breakfast room and sitting room, further stairs leading to the main bedroom with en-suite shower room.

STAIRS TO GROUND FLOOR
Carpet laid, white gloss painted stair furniture.

KITCHEN/BREAKFAST ROOM
Oak wood flooring laid, radiator and window looking to the rear of the property. Cupboard with plumbing for a washing machine and shelf above. The modern kitchen comprises of white gloss base units to granite effect worktops and splashback. Integrated dishwasher, fridge with freezer compartment, electric oven and four burner electric ceramic hob, stainless steel cooker hood. Fitted shelves and door leading:-

SITTING ROOM
Double glazed garden doors to the rear paved garden. Oak flooring laid, radiator. Small storage cupboard.

BEDROOM 2
Double Room, carpet laid, radiator. Glazed doors to Juliet balcony enjoying fine rural views.

BEDROOM 3
Double Room, carpet laid, radiator, double glazed window enjoying a rural outlook.

BATHROOM
High specification suite fitted that comprises of a white ceramic handbasin, WC. Panel bath with mixer shower over and glass shower screen. Ceramic floor and wall tiles fitted, chrome heated towel rail. Window looking to the front of the property.

STAIRS & LANDING TO SECOND FLOOR
Carpet laid, white gloss stair furniture, skylight window, exposed beams. On the landing there are useful fitted cupboards, door leading.

BEDROOM 1
Double Room and situated in the eaves with exposed A-frame beams, skylight window with far reaching rural outlook. Carpet laid, radiator, door leading to:

EN-SUITE SHOWER ROOM
Ceramic wall and floor tiles fitted, skylight window, feature glass hand basin with chrome fitments, white ceramic WC, shower cubicle with mixer shower.

OUTSIDE
From the long private drive, there is a gravelled parking area directly in front of the property, the barn belonging to the Haybarn is adjacent (Last barn opening on the right). The front garden is mainly laid to lawn with a paved area directly outside the front door. To the rear of the property there is a further paved area with well stocked borders.

SITUATION
The Haybarn which sits in Rydon Farmstead is accessed by a long private driveway which is surrounded by open countryside. The property lies on the rural fringes of the village of Trusham, tucked away on the eastern slopes of the sought after Teign Valley, which is known for its beautiful countryside. The village of Christow is about 4 miles distant, with its primary school, doctor's surgery and two village stores. The centre of the town of Chudleigh is about 4 miles to the south. Trusham has convenient access to the A30, which provides



excellent communications with the remainder of Devon, the M5 and beyond. Exeter is approximately 10 miles distant (A377).

SERVICES

Private water and drainage (Landlord to maintain), Oil-fired heating, mains electric. Council Tax Band C.
Broadband Speed -
Standard 6 Mbps/0.8 Mbps
CLOUD WIRELESS
Phone Coverage -
EE, O2, Vodaphone, Three - Likely

DIRECTIONS

From Exeter follow the A38 and exit at the 2nd Chudleigh sign. Turn right, then right again onto the B3193 Teign Valley Road. After 2 miles turn right, signposted Trusham. Proceed up the hill into and through the village, passing the Cridford Inn on your left. On exiting the village continue for approximately 200 yards, taking the sharp left hand bend. Just beyond the farmstead on the right, turn left up a road marked 'private road'. This road leads to the development, taking the right hand fork and the property can be found on the left.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,325pcm exclusive of all charges.
DEPOSIT: £1,528 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.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.
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.

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 ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.















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.

STAGS

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