



Barton Cottage, Spreyton, EX17 5AL

To Let £1,400



Barton Cottage is a pretty, semi-detached 3 bedroom property close to the centre of the pretty and popular village of Spreyton. The property has been thoughtfully improved, combining the character of a traditional cottage with modern efficiencies including solar panels, air source heating and upgraded insulation. The house has been recently decorated throughout and has an enclosed garden to the rear.

The lounge is a comfortable, spacious room, making it a natural place to settle in the evenings. The farmhouse-style kitchen sits at the front of the cottage and has a warm, practical layout with plenty of workspace and storage, an electric oven sits in the recessed chimney breast with feature beam. There is room for a dining table by the window, creating an easy link between cooking and eating spaces. From here, a door leads directly out to the garden.

Upstairs, there are three bedrooms, each with a calm feel and good natural light. The arrangement works well whether you need guest rooms, a home office or additional storage. The bathroom is neatly fitted, and the improvements to insulation and heating help keep the home comfortable throughout the year.

Outside, the garden is fully enclosed with a mix of lawn and seating areas. There are also raised beds for flowers and growing vegetables. It's a manageable space with room for outdoor dining and a small shed if required.

Please see the floorplan for room sizes.

Terms;

Available - Now

Rent - £1400pcm

Deposit - £1400





Pets – considered

Unfurnished

Current Council Tax: Band C – West Devon 2025/26 –
£2,321.65

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

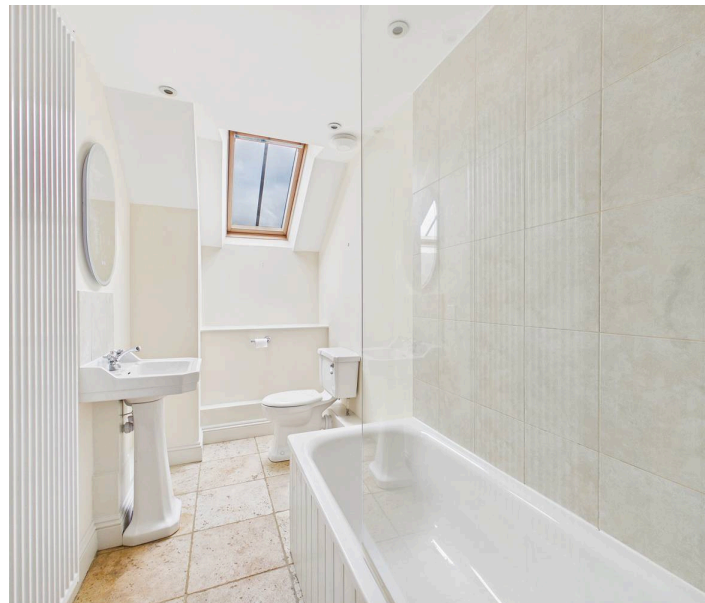
Heating: Air Source central heating

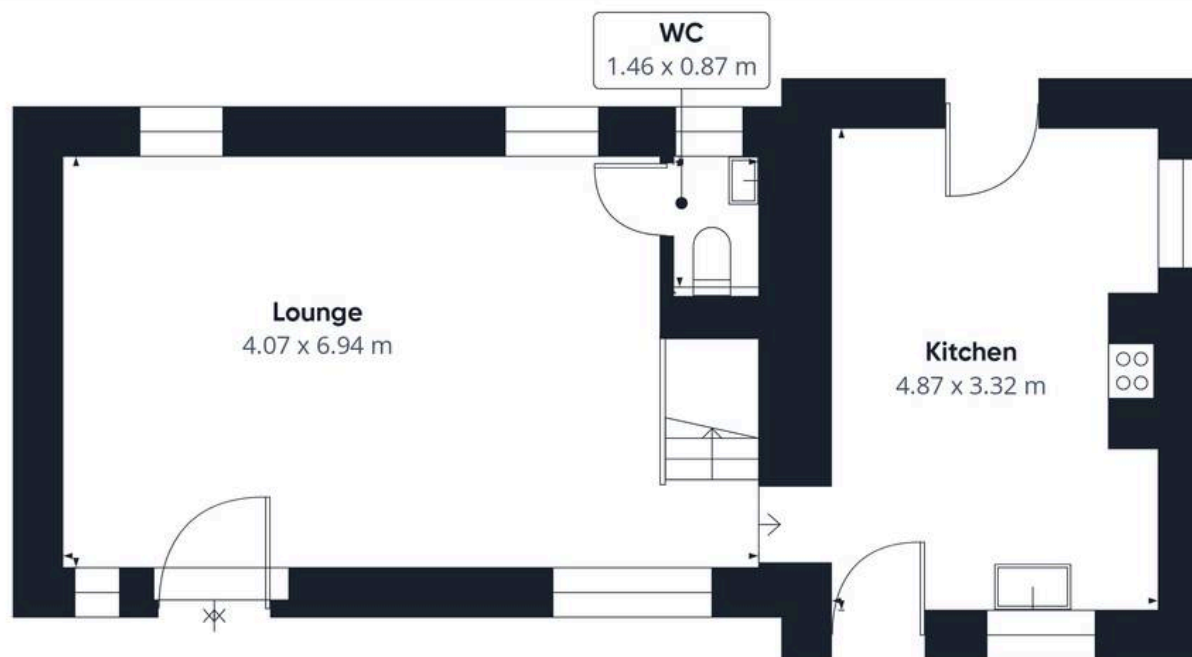
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

DIRECTIONS : The cottage can be found in the centre of the village marked with a Helmores board opposite the primary school.

For Sat Nav: EX17 4PF

What3Words: ///tensions.resettle.musician





Floor 0



Floor 1

Approximate total area⁽¹⁾
86.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.