



Aller Farm House Bovey Tracey, Newton Abbot, Devon TQ13 9NE

Aller Farm House is a large family home with far reaching views towards Dartmoor National Park. Available Now.

Moretonhampstead 6 miles / Exeter 15.5 miles / Haytor 4.5 miles

• Four Bedroom Georgian Farmhouse • Semi Rural Location • Beautiful Views Across to Dartmoor • Four Bedrooms • Garden • Available Now • EPC E • Deposit: £3461 • Council Tax Band E • Tenant Fees Apply

£3,000 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

Aller Farm House is a large family home with far reaching views towards Dartmoor National Park. Available December. EPC E. Council Tax E. Tenant Fees Apply.

ACCOMMODATION

The property has great proportions and high ceilings throughout. The spacious entrance hall leads to a dual aspect sitting room which faces south and west and features an inset dual fuel burning stove. Opposite the entrance hall is a second, south facing sitting room with inset wood burner. The open plan kitchen / dining room has a central island and oil fired Aga. The kitchen is well equipped with a range of units, a built-in oven and microwave, dishwasher, fridge/freezer and washing machine/dryer. There is also a utility / boot room and a study off the kitchen as well as a ground floor cloakroom / shower room.

The main staircase rises from the entrance hall to a split landing on the first floor. To the south side is the principal bedroom with built in wardrobes, feature fireplace and en suite bathroom with roll top bath and a further double bedroom with en suite shower room. To the other side of the landing there are two double bedrooms and a family bathroom. There is also a secondary staircase leading down to the kitchen. Stairs rise

again to two attic rooms which are currently used for storage but could be incorporated into the living accommodation if required.

OUTSIDE

The property is approached via a long, private drive which is shared with two other properties. There is south facing walled garden which is largely laid to lawn. Aller Farm House enjoys the benefit of direct access onto Shapton Woods which offers excellent walks.

Double garage is available and driveway parking.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating. Council Tax Band E.

Broadband Speed - Standard 17 Mbps 1 Mbps

Phone Coverage - EE Vodaphone Strong

Provided by Ofcom.

SITUATION

Aller Farm House is situated in a highly accessible position close to Bovey Tracey and on the edge of Dartmoor National Park. The town centre of Bovey Tracey is in walking distance and has a range of day-to-day amenities and facilities including medical, veterinary and dental surgeries, deli's, cafés, banks,



bakeries, butchers, library, places of worship, pubs, sports clubs and primary school. The A38 Devon Expressway (4 miles) services Exeter (20 mins) to the north and Plymouth (30 mins) and provides a link to the motorway network. There are mainline rail services to London at Newton Abbot (7 miles) and Exeter. Exeter airport is less than 30 mins drive.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available December. RENT: £3000pcm exclusive of all charges. DEPOSIT: £3461 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' RIGHTS 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](https://www.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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC