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The Bungalow Wheadon Farm, Witheridge, EX16 8QA

£1,000 PCM

A DETACHED BUNGALOW situated in a quiet rural location on a working livestock farm allowing lovely rural views offering spacious TWO/THREE BEDROOM unfurnished accommodation including a fitted Kitchen, a Dining Room and a Bathroom with OFF-ROAD PARKING and large GARDENS. *Please be advised this property is not ideally suited to pets and children, due to proximity of the working farm and a slurry pit *

SITUATION

The Bungalow at Wheadon Farm is situated in an outstanding rural location approximately 2 miles from Witheridge, which offers a good range of shops and facilities including a public house, a doctors, a village shop, post office and a Church. South Molton lies 9 miles to the west and offers a wider variety of shops and services including a supermarket, solicitors, accountants, hairdressers and complementary health clinics, whilst Tiverton, is approximately 12 miles to the east and offers all the usual amenities one would associate with a large town including supermarkets, secondary schools, and a minor injuries unit, as well as easy access onto the M5 via the A361.

There are excellent recreational and sporting facilities in the area with a superb Leisure Centre at Barnstaple, near-by tennis courts and clubs, fishing in the rivers Taw and Torridge, further golf courses at Libbaton, High Bullen, Saunton Sands and Bideford, excellent walking and riding in all directions, and sailing and water sports on North Devon's scenic and rugged coastline, being approximately half an hours drive.

DESCRIPTION

The Bungalow at Wheadon Farm is a detached bungalow situated on a working livestock farm in an outstanding rural location approximately two miles from Witheridge. Internally the light and spacious accommodation briefly comprises an Entrance Hall, a Sitting Room, a large Kitchen with Separate Dining Room, Two Double Bedrooms, a Walk-Through Bedroom 3 and a Bathroom. The property also benefits from a LPG Gas central heating and a wood burner in the Sitting Room, together with uPVC double glazing throughout. Outside The Bungalow benefits from off-road parking and is surrounded by good sized gardens which are mainly laid to lawn an allow lovely rural views across open country side. (AGENTS NOTE: Please be advised the bungalow is not considered as ideally suited to pets and children, because of it's situation next door to the busy working farm with it's own slurry pit).

ENTRANCE

From the farm lane, a gravel hardstanding providing parking for one car allows access onto a parth leading to steps up to the Front Door opening into the

ENTRANCE HALL

with doors to the Sitting Room, Kitchen, Bathroom and Bedrooms 2 & 3 and further door opening into a built-in Cloaks Cupboard. The Entrance Hall also benefits from a hatch to roof

SITTING ROOM

A good sized dual aspect room with windows to the front and side overlooking open farmland with radiator below one window. On one side there is a fireplace recess housing a cast iron wood burner with wooden surround and mantle set on a tiled plinth. The Sitting Room also benefits from a TV point, coved ceiling and two down lighters.

KITCHEN

A good sized modern Kitchen fitted with a range of matching units to three sides under a roll top worksurface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the side over looking the garden and open farmland beyond. On one side there is a built-in 'Indesit' stainless steel double oven and grill with inset four ring ceramic hob with stainless steel extractor fan over, set between a range of matching wall cupboards. The Kitchen also benefits from space and plumbing for both a washing machine and dish washer, a larder cupboard and the Ideal LPG gas boiler providing domestic hot water and servicing radiators. In one corner there is an Airing Cupboard fitted with a radiator and some shelving. The Kitchen is finished with inset ceiling downlighters, a radiator and the electric meters and fuse boxes. On one side a doorway opens into the

DINING ROOM

being triple aspect with windows to the side and rear and half glazed Back Door overlooking and leading out to a timber decked area and the Rear Garden beyond. On one side there is a wide serving hatch to the Kitchen whilst at one end there is a useful storage cupboard. The room also benefits from a radiator.

BATHROOM

with fully tiled walls and matching white suite comprising a panel bath with stainless steel mixer tap and hand held shower attachment; pedestal wash hand basin set below an obscure glazed window to the rear with painted wood sill; and a low level WC with heated towel rail to one side and mirror fronted medicine cabinet over.

BEDROOM 3/STUDY

A good sized double bedroom with window to the rear overlooking the garden and open countryside beyond with radiator below. In one corner is a built-in wardrobe fitted with hanging rail, whilst on the opposite side a door opens into

BEDROOM 1

A large triple aspect double Bedroom with windows to the front side and rear all overlooking the adjoining countryside, two radiators, hatch to roof space and wall uplighter.

BEDROOM 2

Another double bedroom with window to the front

allowing glorious rural views with radiator below. In one corner is a built-in wardrobe fitted with hanging rail.

OUTSIDE

The good sized gardens surround the property and are mainly laid to lawn but currently un-landscaped and unenclosed to the adjoining farmland. At the rear of the bungalow there is a timber decked area with a timber Summer House creating a lovely Summer Seating area and an ideal site for flower pots and planters.

SERVICES & COUNCIL TAX

Mains electricity, Private water and drainage.
LPG Gas Fire providing domestic hot water and servicing radiators.
Satellite available via Sky.
Standard Broadband only - Highest Download 5 Mbps, Highest Upload of 1 Mbps. Airband may be available
Mobile Phone coverage by EE, Vodafone, Three and 02 (mobile and broadband info taken from ofcom checker, please check suitability/connections with your own provider)
Council Tax Band C - £2,359.48 .p.a. for 2026/27

Water to be billed separately by Landlord - approx. £800 per annum. All other services to be paid for by the tenant in addition to the rent.

** PLEASE BE ADVISED THIS RURAL PROPERTY MAY NOT BE SUITABLE FOR PETS AND CHILDREN, DUE TO IT'S LOCATION ON A WORKING LIVESTOCK FARM WITH A SLURRY PIT. **

INITIAL COSTS

Rent ~ £1,000 per calendar month
Deposit - £1,153 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

VIEWING & DIRECTIONS

Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

In accordance with Data Protection Regulations, photography, microphone or video recording by buyers/prospective tenants either via their phone or Meta Glasses will not be permitted during a viewing unless this has been specifically requested and agreed in advance with the agent and their Vendor/Landlord/Tenant.

For sat nav purposes - please use the property address or postcode.

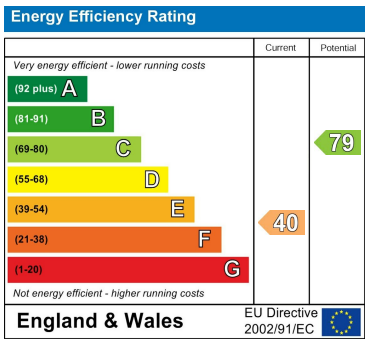
What3words - premature.fame.thighs

Floor Plan

Area Map



Energy Efficiency Graph



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