

9 Hernaford Barns, Harbertonford, Totnes, Devon, TQ9 7HY



£950 pcm / £1096.15 Deposit
Contact Lettings 01548 855599

A well presented one double bedroomed barn conversion with parking and enclosed garden. Available late September/Early October. Pets by Negotiation. Energy Rating E

Mileages: Totnes 4 miles Exeter 30 miles Plymouth 23 miles (All distances are approximate.)

SERVICES & CHARGES

Mains electricity, water and drainage. Underfloor heating via LPG gas. £30 contribution towards garden maintenance.

LOCAL AUTHORITY

South Hams District Council,
Follaton House, Plymouth Road,
Totnes, Devon, TQ9 5NE.
Tel: 01803 861234

VIEWINGS

Very strictly by appointment only through
Marchand Petit Lettings
Tel: 01548 855599

RENT

£950pcm

AVAILABLE

Late September/ Early October

TENANCY INFORMATION

A Holding Deposit of one week's rent, subject to contract and satisfactory references. This is to reserve the property. The Holding Deposit 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).

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 £50 will apply.

AREA DISCRIPTION

The pretty village of Harbertonford boasts a primary school, church, village hall, village store/post office and a filling station. The village sits alongside the River Harbourne and is about four miles to the south of Totnes, the commercial centre for this part of Devon. The coast is a short distance away with the sailing centre of Dartmouth some six miles to the south. Communications are superb with the mainline railway station at Totnes giving direct access to London Paddington and the A38 Devon Expressway easily accessible, linking Plymouth and Exeter where it connects with the M5.

DESCRIPTION

ENTRANCE:

Via courtyard to the glazed front door which opens into the

KITCHEN/LIVING SPACE:

Light and airy open plan living/dining space with wood flooring and vaulted ceiling. French doors opening onto the patio.

Kitchen comprises comprehensive range of wall and floor based white gloss units, contrasting worktops with one and a half bowl sink and drainer inset and splash back. Integrated fridge, freezer, dishwasher and washer/dryer. Four ring gas hob with oven and grill under. Door to:

BEDROOM:

Good size double bedroom with glazed door leading onto front terrace. Storage cupboard.

SHOWER ROOM:

Contemporary shower room with porcelain tiles to walls and floor, heated towel rail, wash basin with discreet storage drawer under. Enclosed shower with monsoon shower head over and inset shelf for toiletries. Mirror with lighting and concealed shaver socket and shelf. Low level W.C. Extractor fan.

OUTSIDE:

To the front is a gravelled patio and the rear has a large garden with patio. There is also a separate storage shed with power and lighting.

PARKING:

Space for 2 cars

EPC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	43
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

