

STAGS

The Old Dairy Laneland Farm, Tiverton, Devon EX16 8ED

## A superbly presented three bedroom barn conversion with parking and gardens.

Rackenford 0.3 Miles - South Molton 12 Miles - Tiverton 9 Miles

• Open Plan Living Space • Private Garden • Pets Considered • Rural Location • Off Road Parking • Long Term Let • Deposit: £1,384.00 • Council Tax Band B • Available Early December • Tenant Fees Apply

## £1,200 Per Month

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## ACCOMMODATION TO INCLUDE
From front, glazed wooden door leading into

## OPEN PLAN LIVING AREA 16'4" x 31'2"
Comprising KITCHEN/DINING AREA with tiled flooring range of fitted wooden fronted wall and base units, marble effect laminate worktop with tiled splashbacks, stainless steel sink unit, electric oven with gas hob (LPG) and extractor above, under counter fridge, space for dishwasher, microwave, toaster. Dining area with radiator, dining table and chairs.
UTILITY AREA with washing machine, freezer.
SITTING AREA with continuation of the tiled flooring, radiator, glazed door to garden, 2 two seater sofas, coffee table, television and television unit.
Solid wooden stairs rising to

## FIRST FLOOR LANDING 18'0" x 2'11"
With velux windows, smoke alarm, door into

## BEDROOM ONE 16'8" x 12'5"
Large double, with window to front, velux window, radiator, double bed, 2 bedside tables, wardrobe and chest of draws.

## BEDROOM TWO 13'1" x 9'10"
Currently twin room with two single beds, window to front, velux window, radiator, wardrobe, bedside table, fitted cupboard

## BEDROOM THREE 13'1" x 8'10"
With bunk beds, radiator, window to front, chest of draws, fitted cupboard

## BATHROOM 8'10" x 7'2"
With white suite comprising walk in shower with thermostatic shower, mixer tap with shower head attachment, WC, pedestal wash hand basin, wall mounted mirror with shaver point and light above, heated towel rail and velux window.

## OUTSIDE
To the front of the property is a gravel area providing parking for 2 / 3 vehicles. To the side is an an enclosed garden mainly laid to lawn enjoying views over the adjoining countryside.

## SERVICES
Water: Mains (£50 per calendar month is payable to the landlords)
Drainage: Private
Electricity: Mains
Heating: O.F.C.H, LPG gas cylinder supplying gas hob.
Ofcom Predicted Broadband Speed: Superfast - Upload: 76 Mbps - Upload - 18 Mbps
Ofcom Predicted Mobile Data: EE, O2, Three & Vodafone (Good Outdoor)
Council Tax: Band B (Mid Devon District Council)

## SITUATION
The property is situated in a quiet but convenient and easily accessible rural location on the outskirts of the popular village of Rackenford. The centre of Rackenford is approximately ¼ mile distant and has a public house, community shop/post office and a well regarded primary school. Rackenford is also within easy reach of Tiverton approximately 8 miles distance, offering a good range of shops and services, both public and state schooling and many other facilities catering for a wide variety of needs.

## DIRECTIONS
From the M5 turn off at J27 onto the A361 and continue on this road past Tiverton. After nearly 8 miles at Two Gates Cross turn left signed to Rackenford. In a short distance turn right towards Rackenford at the 'T' junction. On the edge of the village where the road bears sharp right and there is a turning to the left into the village centre, drive straight ahead signed Witheridge and continue on this road. The track leading to Lanelands Farm will then be seen after a short distance on the right hand side.

## LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1,200 pcm exclusive of all charges. DEPOSIT: £1,384.00 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.

The Landlord would prefer no pets residing at this property.

## 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.





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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