



Lower Barton House Eggesford Road, Winkleigh, EX19 8LB

£995 PCM

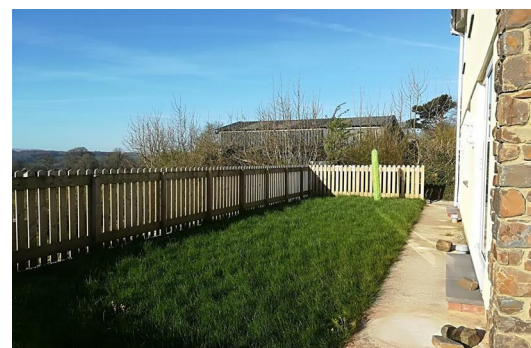
**** DETACHED FOUR BEDROOM PROPERTY** ** STUNNING VIEWS ACROSS TO DARTMOOR ** **A LONG TERM LET OPPORTUNITY** **UNFURNISHED** **
AVAILABLE FROM OCTOBER 2019 ****

A fantastic opportunity to rent a substantial detached four bedroom family home on the fringes of the award winning village of Winkleigh.

Situated within walking distance of schools and village amenities this family size property benefits from having a large kitchen/dining room, a triple aspect lounge, four first floor bedrooms, an en-suite shower room, a family bathroom, a ground floor shower room, and a utility room.

Further benefits include oil fired underfloor central heating, double glazed windows & doors, a garage, parking for two cars and a sunny aspect fully enclosed garden.

A pet may be considered at an extra £10 per month



Entrance Hallway

11'9" x 9'0" (3.59m x 2.75m)

A covered porch leads to a Upvc double glazed door opening to a wide entrance hall having engineered oak flooring with underfloor heating. A set of carpeted stairs leads to the first floor accommodation.

Shower Room

4'11" x 7'7" (1.52m x 2.33m)

Having a low level w/c, wash hand basin with pedestal, corner shower cubicle, tiled flooring with underfloor heating.

Kitchen/Diner

8'11" x 18'3" x 6'5" (2.72m x 5.57m x 1.98)

An L-shaped room with engineered oak flooring, underfloor heating, a range of modern matching wall and base units with stainless steel sink and drainer, integrated double oven with separate hob, space for dishwasher. There are patio doors leading out to the garden, a further door leads to the side of the property.

Utility Room

7'8" x 6'5" (2.34m x 1.98m)

Having a modern base unit with stainless steel sink and drainer, space for washing machine and upright fridge/freezer, from here a door leads to the garage.

Sitting Room

19'10" x 10'11" (6.06m x 3.34m)

A good size triple aspect room having engineered oak flooring, underfloor heating, and french doors leading to the garden with far reaching views across the countryside.

Bedroom One

14'7" x 9'6" (4.46m x 2.90m)

Having a fitted carpet, fitted wardrobes, a Upvc double glazed window with far reaching views, a door leads to the

En-suite

6'6" x 4'10" (2.00m x 1.48m)

A fully tiled room with shower cubicle, low level w/c, wash hand basin and pedestal with tiled flooring.

Bedroom Two

9'4" x 10'10" (2.85m x 3.31m)

A double aspect room with views, built in wardrobes, fitted carpet.

Bedroom Three

10'7" x 8'7" (3.25m x 2.64m)

With fitted carpet, built in wardrobe and window to front.

Bedroom Four

6'10" x 8'0" (2.09m x 2.46m)

With fitted carpet and window to rear.

Family Bathroom

8'3" x 5'9" (2.53m x 1.77m)

A good size family bathroom having a traditional white suite comprising of a large bath with electric 'Mira' shower over, a low level w.c and a pedestal wash hand basin, with tiled flooring.

Garden

A side access gate provides access to a fully enclosed garden being of mainly laid lawn

Garage

Having a metal up & over door, fitted power/light and an integral door to the utility room.

Services

Mains Water & Drainage

Mains Electricity

Oil Fired Central Heating

Council Tax Band 'E'

Permitted Payments

Holding Deposit: One week's rent. This is to reserve a property. Please Note: This 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 or misleading 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).

Security Deposit: Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent: Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Keys/Security Devices: Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract: £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer: £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination: Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

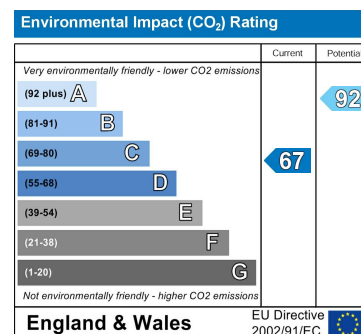
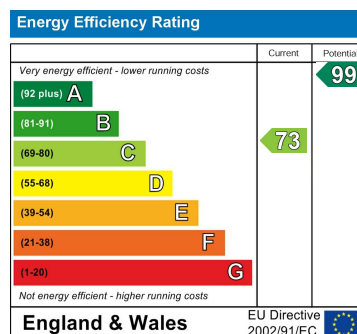
Tenant Protection

Howes Estates Ltd is a member of Propertymark, which is a client money protection scheme, and also a member of The TPO, which is a redress scheme.

You can find out more details on the agent's website or by contacting the agent directly.

To View

To Arrange a viewing or to find out more details please contact Pure Lettings on 01837 55755 or email enquiries@purelettingsdevon.co.uk



Okehampton Branch – Registered Office

4 East Street

EX20 1AS

Sales:01837 83393; Lettings: 01837 55755

winkleigh@howesestates.co.uk or enquiries@purelettingsdevon.co.uk

Registration No. 7520398

Holsworthy Branch

5 The Square

EX22 6DL

01409 253946

holsworthy@howesestates.co.uk

