



Granary Buckland Brewer, Bideford, Devon EX39 5NF

A reverse living barn conversion with lovely views of surrounding countryside.

• Fully Furnished • Open Plan Kitchen, Sitting Room, Dining Room • Two Bedrooms • Shower Room • Parking • Decking Area • EPC Band C • Available Early November • WINTER LET ONLY

£675 Per Month

01271 322837 | rentals.northdevon@stags.co.uk

ACCOMMODATION TO INCLUDE

STABLE FRONT DOOR

Into

OPEN PLAN KITCHEN, DINING, LIVING ROOM

Window to side. Kitchen area with cream cottage style units with marble effect worktop over, built in fridge, electric oven and four ring electric hob over, built in dishwasher and a chrome circular sink unit with mixer tap and drainer. Continuing from the kitchen area wooden flooring and wooden beams lead you to a dining area and then onto the sitting area with radiator, TV point and telephone point and Juliet balcony enjoying the view.

STAIRS TO GROUND FLOOR

Carpeted.

HALLWAY

Smoke alarm. Carpet. Understairs storage housing washing machine/dryer.

MASTER BEDROOM

Window to side. Built in storage cupboard. Radiator. TV point. Carpets.

BEDROOM TWO

Window to side. Built-in storage cupboard. Radiator. TV point. Carpets.

SHOWER ROOM

Obscured glass window to rear, WC, pedestal hand basin with mirror light and shaver point over. Tiled shower cubicle. Chrome towel rail. Tiled flooring. Extractor fan.

OUTSIDE

The property benefits from gravelled parking area. To the front of the property is an enclosed decking area with seating. The property is approached via a shared driveway.

SERVICES

Oil fired central heating, mains electric. Mains water and Private drainage. EPC Band C.

SITUATION

The property is situated near the sought after village of Buckland Brewer, which offers a good range of amenities for its size. These amenities include a renowned thatched village inn, primary school, church, community shop and a Post Office van that visits daily during the week as well as several daily bus services. The historic market town of Great Torrington is approximately 5.5 miles away, and offers a wider range of amenities including banks, butchers, green grocers, bakeries, a primary and secondary school, various public houses / restaurants, a new village hall, playing field, children's park being planned and a 9 hole golf course. The port and market town of Bideford sits on the banks of the River Torridge, approximately 7.5 miles away. There is a wider range of amenities and leisure pursuits close by, which include banks, various shops, places of worship, schooling for all ages (public and private) and five supermarkets.

DIRECTIONS

Proceed from Barnstaple on the A39 towards Bideford and Bude. Pass over the new Torridge Bridge. Upon reaching the Heywood Road roundabout, turn left towards Bideford. Pass through Bideford and proceed towards Great

Torrington on the A386. Just before entering the village of Landcross, turn right signposted towards Bradworthy / Littleham and Buckland Brewer. Continue along this road until you see a post box on your right hand side. The road then bears around sharply to the left, and immediately turn left, signposted towards Buckland Brewer. Continue along this road until you enter the village of Buckland Brewer itself. Proceed through the village and bear right to Tythecott. Continue along this road for approximately 1.7 miles. Upon reaching Little Tythecott, take a fork right and continue to the T junction. Turn right for Stibbs Cross. Proceed along this road for approximately 0.4 miles, where Great Eckworthy will be located on the left hand side.

LETTING

The property is available to let on a short term WINTER LET agreement, fully furnished and is available Early November. RENT: £675 PCM inclusive of council tax, water and sewage charges exclusive of all other charges. DEPOSIT: £778.00 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. A Pet by arrangement

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		