



Coxwain's Cabin

The Village, Ashreigney, EX18 7LU

- A Mid Terrace Cottage
- Three Bedrooms
- Unfurnished
- Garden

Rent ~ £1,000 pcm



THE KEENOR ESTATE AGENT



SITUATION The peaceful village of Ashreigney is located in the heart of the rural Devon countryside, bordering the Taw Valley. The village itself offers a Village Hall and a parish church while the nearby village of Chulmleigh, approximately 3.5 miles, offers a further range of local shops and facilities including a bakers, dairy and a butchers, along with both a primary and secondary school/community college, health centre, dental surgery, post office, Church, library, two public houses and a short 18 hole golf course. The market town of South Molton to the north and Torrington to the west both offer a more comprehensive range of facilities and amenities, while the local railway station at Eggesford, 3 miles, provides a rail link between Exeter and Barnstaple. There are excellent recreational and sporting facilities in the area with Leisure Centres at Crediton and Barnstaple.

DESCRIPTION Coxswains Cabin is a mid terrace house situated in the centre of Ashreigney on the village square being of traditional stone and cob construction under a thatched roof with rendered and colour washed elevations with more recent single storey extensions to the rear encompassing the Kitchen, Rear Hall and Bathroom. Internally the spacious unfurnished accommodation is arranged over two floors and briefly comprises a Sitting Room, a Kitchen/Dining Room, a Rear Hall/Utility Room, and a Bathroom with Shower, whilst on the First Floor there are three Bedrooms. Outside and to the rear of the house there is off-road parking for three cars allowing access to a paved patio area at the rear of the house and a pretty cottage garden

ENTRANCE From the Square, a door opens into the

SITTING ROOM A good sized character room with two windows to the front one with window seat below, original beamed ceiling and original exposed stone fireplace to the rear (not in use) with stone hearth and attractive wooden surround and mantle. On one side stairs with useful storage cupboard opposite lead to the First Floor Landing, whilst to the rear a door opens into the Kitchen. The Sitting Room also benefits two electric heaters, smoke alarm, two feature display niches and a TV point.

KITCHEN/DINING ROOM A good sized room fitted with a range of units to two sides under a roll top work surface with tiled splash backs including and incorporating a one and half bowl single drainer stainless steel sink unit with mixer tap set below a window to the rear overlooking the garden. On one side there is a freestanding electric cooker whilst on the opposite side there is a large island

unit. The Kitchen also benefits from two further free-standing units, a corner storage cupboard, an under-stairs storage cupboard fitted with shelving, electric heater, painted pine panel walls, wall lights, velux window, extractor fan and smoke alarm. At the rear of the room, a Back Door leads out to the Rear Garden whilst on one side a door opens into Rear Hall/Utility Room.

REAR HALL/UTILITY ROOM A good sized room with a range of storage cupboards to one side fitted with shelving, space and plumbing for a washing machine, door leading out to the side access and further door into the Bathroom.

BEDROOM 2 A small double bedroom with window to the front.

BEDROOM 3 A large room under a partially vaulted ceiling with limited head height, windows to the side and rear, and electric heater.

OUTSIDE At the rear of the property a partially shared drive gives access to a wooden vehicular gate opening onto the parking area providing parking for at least three cars and allowing access to the rear patio which lies immediately to the rear of the house and creates a lovely secluded summer seating area. On one side a lawned path leads into the pretty cottage garden which is bordered by established flower beds and shrubs. In one corner there is a potting shed and greenhouse.

SERVICES Mains electricity, mains water and mains drainage. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

APPLICATION DETAILS We will require your photographic identification (i.e driving license and/or passport) and a copy of a recent Utility Bill from your current address. We will check your credit rating as well as seek references from your employer and current/previous landlords. You will be referenced by 'Rent4Sure' who will contact you directly and ask you to submit information to them online by following a related link, which they will email to you.

TENURE The property is to be let unfurnished on a six month Assured Shorthold Tenancy (minimum). Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds).

Please Note: RETIRED / PROFESSIONAL COUPLE ONLY. ONE SMALL DOG OR A CAT ACCEPTABLE.

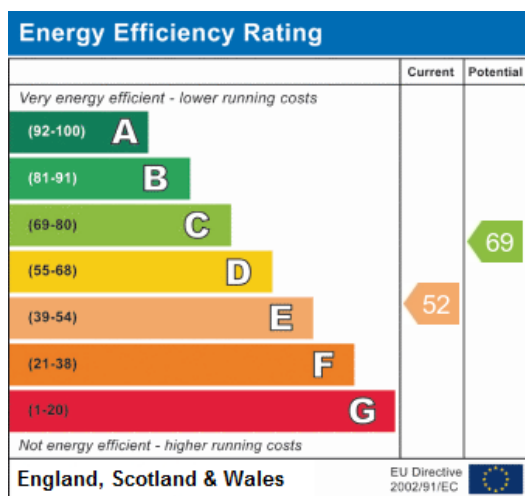
RATES The Tenant will be responsible for the Council Tax ~ Band C

Rent ~ £1,000 per calendar month, payable in advance by Banker's standing order.

In-Going Costs ~ A deposit in the sum of five weeks rent to be paid, which will be held by the Agent as stakeholder and returned to the Tenant at the end of the tenancy, providing the terms of the Agreement have been adhered to. One whole month's rent is to be paid in advance before taking occupation.

VIEWINGS Strictly by appointment through the agent. Out of Hours Please Call 01769 580024





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COUNCIL TAX BAND

Tax band C

TENURE

Six Months Assured Shorthold

LOCAL AUTHORITY

Torridge District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements