



East Aish Farm, Morchard Bishop, Crediton,  
Devon, EX17 6RX

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A detached former farmhouse, situated in a rural setting.

Crediton 7 miles. Tiverton 14 miles. Exeter 17 miles.

- Countryside Views • 3 Bedrooms • 2 Reception Rooms • Garden • Ample Parking • Available Immediately • Pets Considered (Terms Apply) • Tenant Fees Apply •

**£950 Per calendar month**

EPC Band E

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## DESCRIPTION

A detached former farmhouse, situated in a rural setting, close to the Mid Devon village of Morchart Bishop. The well appointed accommodation comprises: Entrance hall, 2 reception rooms, kitchen, conservatory, cloakroom, 3 double bedrooms and a family bathroom. Garden with rural views. Ample parking. Oil central heating. Available immediately. Pets considered (terms apply). EPC band E. Tenant fees apply.

## ACCOMMODATION

Front door leading into the porch.  
Entrance Hall - Radiator, carpet, stairs to the rear floor, window to the rear aspect, understairs storage cupboard.

## DINING ROOM/BEDROOM 4

Window to the front aspect overlooking the garden with rural views. Window to the rear.

## LOUNGE

Patio doors leading to the rear garden, views over the countryside. Radiator, carpet, ornate fireplace (not to be used).

## KITCHEN

Range of wall and base units, sink unit, space and plumbing for a washing machine, electric cooker, window to the front aspect, vinolay, space for fridge/freezer, walk-in pantry with shelving. Built-in storage cupboard. Oil fired boiler providing domestic hot water and heating via radiators. Window to the front,

## CLOAK ROOM

W.C. Storage cupboard.

## CONSERVATORY

Carpet, door to the rear garden and parking area. Views over the countryside.

## FIRST FLOOR LANDING

Carpet, window to the front aspect.

## BEDROOM 1

Double room, fitted wardrobes, window to the rear overlooking the countryside, carpet.

## BEDROOM 2

Double room, window to the rear overlooking the countryside. Carpet.

## BEDROOM 3

Double room, window to the rear, views over the countryside, radiator, carpet.

## BATHROOM

White suite comprising: bath with electric shower above, w.c and wash hand basin. Carpet. Airing cupboard housing hot water tank and shelving. Window to the front.

Separate W.C with window to the front.

## OUTSIDE

Garden to the rear of the property with panoramic countryside views, which is mainly laid to lawn. Parking for numerous cars to the front of the property.

## SERVICES

Mains electricity, mains and borehole water, private drainage. Oil Central Heating. Council tax band D (176RXEAS0000)

## SITUATION

East Aish Farm is positioned in a rural setting, close to the Mid Devon village of Morchart Bishop, which is home to a Church, primary school, pub, playing fields and various clubs. The market town of Crediton is about 6.9 miles from the farm, with a wide range of shops and supermarkets, banks and recreational facilities. The cathedral city of Exeter is located about 17 miles to the south east from where there are mainline rail services to London Paddington,

## DIRECTIONS

From Crediton take the A3072 signposted Tiverton and take the first turning on the left signposted Sandford. Before reaching Sandford turn right at West Lodge Cross, signposted Newbuildings/Morchart Bishop and continue along this road, passing through the village of Newbuildings. Leave Newbuildings following signs to Morchart Bishop and continue for approximately 1.5 miles. At Spire Lake Cross turn right signposted Black Dog and after approximately 1 Mile the un-adopted highway that leads down to East Aish can be found on the right hand side (Signed Elm Tree Bungalow, East Aish, Moor Farm and Butcome). Proceed for 725 metres and the entrance to the farm is on the right hand side.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £950 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £997. DEPOSIT: £1,096, 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.

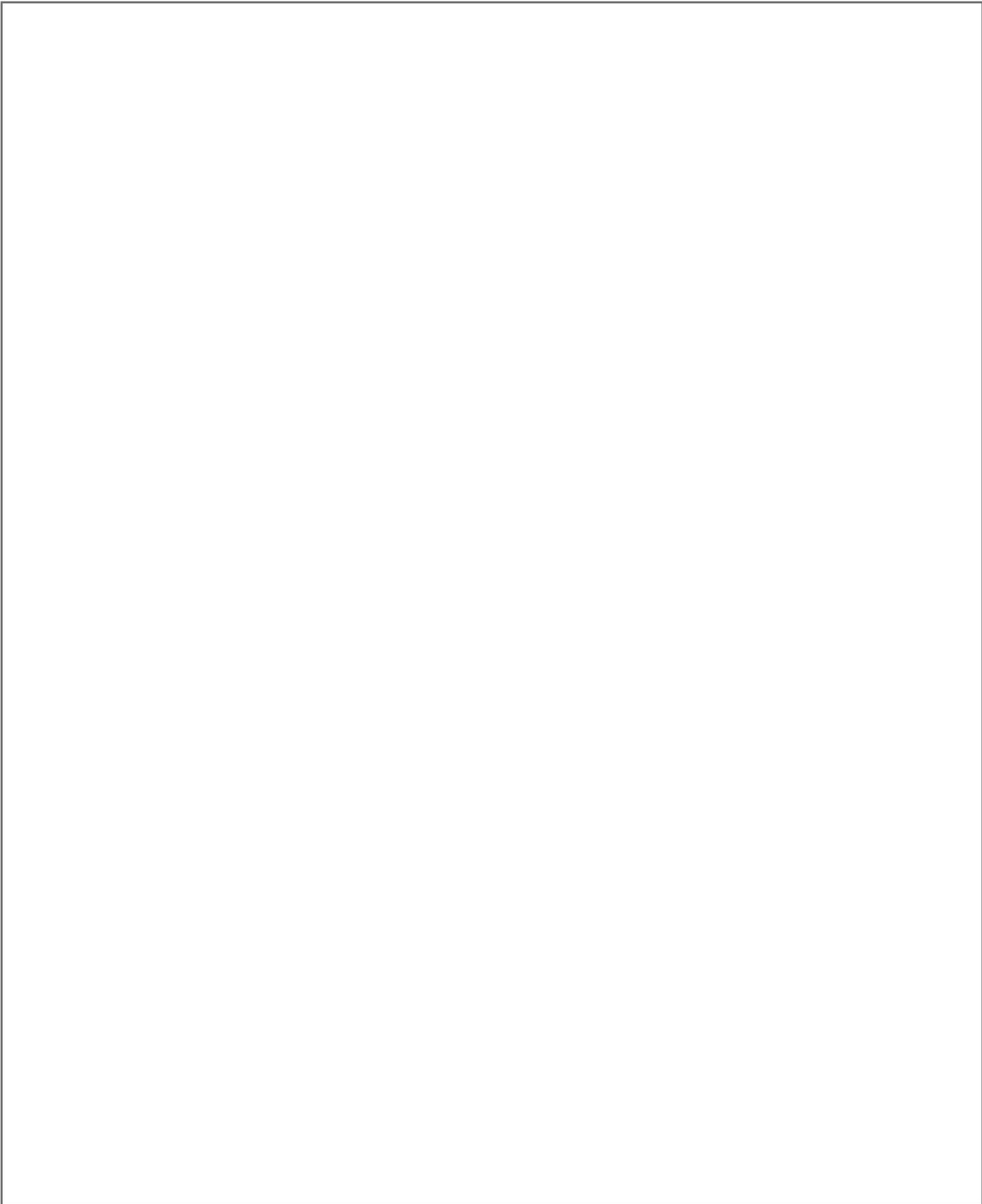
## HOLDING DEPOSIT AND TENANT FEES

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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