



Woodview Stoneshill, Crediton, Devon EX17 4EF

A spacious detached bungalow situated in rural Mid Devon location

Sandford 1 miles Crediton 2 miles Exeter 12 miles

• Rural Location • 3 Double Bedrooms • 2 Reception Rooms • Gardens/Parking • Stabling/Land available by separate negotiation • Pets Considered (Terms Apply) • Available End October

£1,200 Per Calendar Month

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DESCRIPTION

A spacious detached bungalow situated in rural Mid Devon location. The accommodation comprises; entrance hall, sitting room, kitchen/breakfast room. 3 double bedrooms (one with en-suite) and family bathroom. Good size gardens and ample parking. Oil fired central heating. Available end of October. EPC Band D. Pets considered (Terms Apply). Tenant fees apply.

Note: By separate negotiation is the availability of stabling and paddock - for further information see below under Outside.

ACCOMMODATION

Front door to:

HALLWAY

Spacious hallway with Airing cupboard, Radiator

SITTING ROOM

Fireplace with inset wood burner with stone fireplace and patio doors to garden and outside, radiators

KITCHEN/BREAKFAST ROOM

Fitted with a range of fitted wall and base units, Stainless steel One and Half bowl sink unit, built in electric double oven with extractor above, plumbing for dishwasher, door to rear porch and outside. Dining area with further built in cupboards, space for fridge, space for dining table and chairs. Door to rear porch comprising oil fired central heating boiler and door to the outside.

MASTER BEDROOM

Good sized double room, door to en suite shower room, Built in wardrobe, radiator

EN-SUITE SHOWER ROOM

Walk in shower, Wash hand basin and WC, Radiator

BEDROOM 2

Double room with radiator, built in wardrobe, Wash hand basin.

BEDROOM 3

Double room, built in wardrobe, radiator, Wash hand basin.

FAMILY BATHROOM

Walk in Shower cubicle, bath, WC, wash hand basin, radiator

OUTSIDE

From the lane a gate leads to a driveway with parking for several vehicles. This gives access to the garage/workshop via up and over door, which is good size containing sink unit, plumbing for AMWM, pedestrian door to rear porch and garden, power and light supply. There are lawned gardens with mature trees and shrubs, gardeners WC, covered log store.

By separate negotiation is the availability of 2 stables and paddock approx 1.5 acres plus further open fronted 3 bay storage barn and yard for further parking which can be accessed via separate vehicular entrance from the road.

SERVICES

Mains electricity. Mains water. Oil-fired central heating. Private drainage.

SITUATION

Woodview is situated in a rural location approximately 1 mile from the popular village of Sandford. The village has a thriving community including church, primary & pre schooling, village hall, two pubs, community shop, post office and garage. The market town of Crediton (2 miles) has a wider range of day-to-day facilities and amenities including secondary schooling and a modern leisure centre. The weekly farmer's market is the largest in the area. The university and cathedral city of Exeter (12 miles) has a comprehensive array of amenities and facilities including excellent dining, shopping, theatre and sporting and recreational pursuits.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available immediately. RENT: £1200 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1,225. DEPOSIT: £1,384, 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.

DIRECTIONS

From Crediton proceed north towards Sandford. Continue up into Sandford bearing right on the Kennerleigh Road in the middle of the village. After 0.7 of a mile, keep left at signpost corner and the property can be found after a further quarter of a mile on the left hand side.



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