

A BEAUTIFULLY PRESENTED THREE BEDROOM GRADE II LISTED BARN CONVERSION SET IN BERRY POMEROY. BENEFITTING FROM TWO PARKING SPACES, COURTYARD PATIO AND UNDER FLOOR HEATING. AVAILABLE MID MARCH. EPC RATING C. FEES APPLY



16

Barton Leys

Berry Pomeroy

Devon

TQ9 6NN

£950 PCM

Ref: DSN5158

* OPEN PLAN KITCHEN/SITTING/DINING ROOM * THREE BEDROOMS * EN-SUITE SHOWER ROOM * BATHROOM * CLOAKROOM * ENCLOSED PATIO COURTYARD GARDEN * UNDER FLOOR HEATING *
* TWO PARKING SPACES * AVAILABLE MID MARCH * EPC RATING C * FEES APPLY *



Offices at: Bovey Tracey, Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

ENTRANCE HALLWAY

Front gate leads into a patio courtyard garden. Front door leads into the entrance hall. Vaulted ceiling and velux window. Solid oak flooring. Cabinet with electrical meters. Doors lead to bedroom one, cloakroom and the open plan lounge/dining area and kitchen.

CLOAKROOM

Modern white suite comprising of hand wash basin. Low level W/C.

MASTER BEDROOM 13' 7" x 13' 4" (4.14m x 4.06m)

Carpeted. Fitted wardrobes with shelving and rails. Window with metallic curtain pole and overlooking patio courtyard garden. Door leads to en-suite shower room.

EN-SUITE SHOWER ROOM

A white modern suite comprising of large shower cubicle with thermostatic shower. Pedestal hand wash basin with chrome mixer tap and mirror above. Low level W/C with chrome push button flush. White part-tiled walls with blue glass border tile. Tiled flooring. Chrome heated towel rail.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM 24' 2" x 17' 9" (7.37m x 5.41m)

Solid oak flooring with under floor heating. Period feature exposed beams.

KITCHEN AREA

Open plan kitchen with shaker style wall and base units and wood effect work surfaces. Integrated gas hob. Integrated oven. Brushed stainless steel extractor hood above. Integrated microwave. Integrated fridge/freezer. Cupboard housing gas boiler and under floor heating controls. New washer/dryer to be provided. Double sink and drainer with chrome mixer tap. Glazing with roman blind.

LOUNGE/DINING AREA

Feature gas coal effect fire with white wooden surround. Multi-paned double glazed windows with metallic curtain pole and curtains and also overlooking the courtyard garden. Dining area has oak wood fitted shelving units with wine racks. Stairs rise to first floor.

STAIRS AND LANDING

Carpeted. Obscured glazed window. Doors lead to bedrooms two, three and the bathroom.

BEDROOM TWO 11' 2" x 10' 9" (3.4m x 3.28m)

Carpeted. Large built-in wardrobes. Window with metallic curtain pole and overlooking the courtyard garden.

BEDROOM THREE 13' 4" x 9' 6" (4.06m x 2.9m)

Carpeted. Fitted wardrobes. Window with metallic curtain pole and overlooking patio courtyard garden.

FAMILY BATHROOM

Panelled bath with chrome mixer tap and thermostatic shower over. Glass shower screen. Pedestal wash hand basin with chrome mixer tap and with a mirror above. Chrome towel holder. Low level W/C with chrome push button flush. Tiled walls. Beige tiled floor. White heated towel rail.

GARDENS AND PARKING

Enclosed patio courtyard garden with wooden gate. Two allocated parking spaces in the top car park. Large communal garden with trees and pic-nic tables

INCOME REQUIREMENTS

For Tenants without a Guarantor, the Referencing Company will require proof that their total annual income is equal to, or more than, THIRTY TIMES the monthly rent of the property. If a Guarantor is required, his or her income will have to be at least THIRTY-SIX TIMES the monthly rent, or share of rent, payable by the Tenant(s).

RESERVATIONS

Upon receipt of a non-refundable

ADMINISTRATION FEE of:

£250 inc VAT One applicant

£340 inc VAT Two applicants

£430 inc VAT Three applicants

£520 inc VAT Four applicants

£90 inc VAT Guarantor

Woods Lettings & Property Management will treat the property as "LET, SUBJECT TO REFERENCING". If the Tenants are approved by the Referencing Company, but the property is withdrawn by the Landlord, the Administration Fee(s) will be refunded in full. The property will only be remarketed if the application is declined by the Referencing Company.

INVENTORY

The Inventory cost is being provided by the Landlord at their expense.

COUNCIL TAX

Contact: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel: 01803 861234

For Banding Information, and details of the amount payable in the current tax year.

TENANCY

Please note this property is MANAGED by Woods Letting and Property Management

Viewing

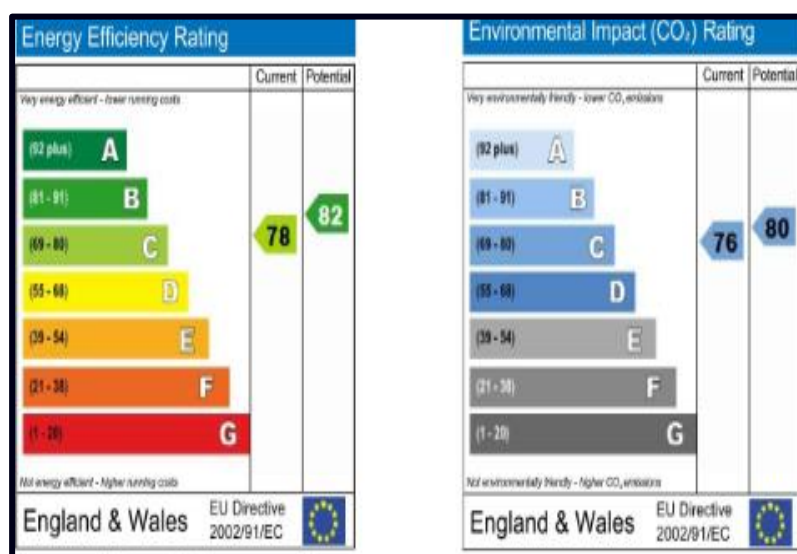
Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing appointment for this property or require further information.

Notice

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

Data Protection

Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



FLOORPLAN:



GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1089 SQ.FT. (101.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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