



Marleigh , Crediton, EX17 4QT

£1,100 PCM

A super INDIVIDUAL DETACHED BUNGALOW situated in a quiet rural location offering spacious and well laid out THREE BEDROOM unfurnished accommodation including a large Kitchen/Dining Room, a separate Sitting Room and a Wet Room, with large GARDEN, ample off-road PARKING and SINGLE GARAGE. Available from 1st August 2024.

SITUATION

Black Dog is a small Mid Devon village situated in the heart of Mid Devon surrounded by rolling Devonshire Countryside, benefitting from a village hall, public house and a small Church at Washford Pyne. The larger villages of Witheridge to the north and Morchard Bishop to the west are approximately 4 miles away offering local facilities such as village shops, primary schools and other public houses. The larger towns of South Molton to the north, Tiverton to the east and Crediton to the south are both approximately 7 miles away and offer a larger range of shops and services including banks, super markets, cottage hospitals, dental surgery's, secondary schools, leisure centres and golf courses.

Road link is via the A377 or the North Devon Link Road, which can easily be accessed at South Molton and Tiverton. Barnstaple, North Devon's regional centre, and the Cathedral and University city of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, which provides a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at South Molton, Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and watersports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

DESCRIPTION

A super detached bungalow situated in a quiet rural location near Black Dog offer spacious and well laid out three bedroom unfurnished accommodation including a super Kitchen/Dining/Family room, a separate Sitting Room, a Utility Room and a Bathroom. The property benefits from uPVC double glazing and an oil-fired Aga for cooking, room heating and providing domestic hot water. Outside the property benefits from ample off-road parking for several cars allowing access into a Single Garage and large level garden which are mainly laid to lawn and adjoin farmland at the rear creating a super addition.

ENTRANCE

From the garden and parking area a Front Door opens into the

ENTRANCE HALL

with doors off to all principal rooms, ample coat hanging space, radiator, hatch to roof space and a two built in storage cupboards fitted with shelving.

ENTRANCE PORCH

From the garden, uPVC sliding patio doors open into the Entrance Hall. With a door to the attached single garage and coat hanging space to one side, stained wood front door with obscure glazed panel to one side opens into the Inner Entrance Hall/Utility Room.

SITTING ROOM

A light and spacious room with windows to the front overlooking the garden and open farmland beyond. On one side there is a brick fireplace housing a cast iron multi fuel stove with slate hearth, stained wood mantel over and two wall uplighters on either side.

WET ROOM

A wet room with a non slip floor and walk in 'Mira 88' shower with wall mounted shower attachment; a pedestal hand wash basin set below an obscure glazed window to the side with tiled sill; and a low level WC. The wet room is finished with a shaver light, mirror fronted medicine cabinet, wall mounted heater and extractor fan.

BEDROOM 1

A double bedroom with window to one side and built in storage cupboard fitted with shelving.

BEDROOM 2

Another double bedroom with window to the front and built in wardrobe fitted with hanging rail and storage shelf over.

BEDROOM 3

Another double bedroom with window to the front and a built in wardrobe fitted with a hanging rail, phone point.

KITCHEN/DINER

At the end of the hall a door opens into a large Kitchen/Dining/Family Room fitted with a range of modern units at one end under a roll top work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap set below a window to the front with tiled sill and space and plumbing for a dishwasher to one side. The Kitchen also benefits from two double matching wall units and an electric strip light. On one side is an oil fired 'Rayburn Royale' for cooking, providing domestic hot water and servicing the radiators. To one side of the Rayburn is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion heater with a range of slatted shelving below. Beyond the kitchen area is a good sized Dining/Family Area with uPVC double glazed

window to the front over looking the adjoining farm land with radiator below. At one end a door opens into the

REAR HALL/ UTILITY

fitted with a range of floor units to one side sat under a roll top work surface including space and plumbing for a washing machine and tumble dryer, further coat hanging space on the opposite side and doors to the Cloakroom and Single Garage.

CLOAKROOM

fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with tiled splash backs and uPVC double glazed window to one side with electric panel heater below.

SINGLE GARAGE

with concrete floor, metal up and over vehicular door, obscure glazed window to one side, outside tap and electric fuse boxes.

OUTSIDE

The property is approached over a concrete drive allowing access to the Single Garage and enough space for several vehicles. The gardens surround the property being mainly laid to lawn and overlook open farmland on all sides creating a delightful feature.

SERVICES

Mains electricity, mains water and private drainage (septic tank). Oil Fired Rayburn providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property. Standard Broadband only is available at this property - highest download speed 3 Mbps, highest upload speed of 1 Mbps (Broadband from AirBand is also possible). Limited voice and data mobile coverage with EE and O2, no coverage with Three and Vodafone (all info taken from Ofcom checker).

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: Pets by arrangement. 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: Pets by arrangement.

RATES

The Tenant will be responsible for the Council Tax ~ Band D (£2,496.09 for 2024/2025)

Rent ~ £1,100 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.

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.

VIEWING

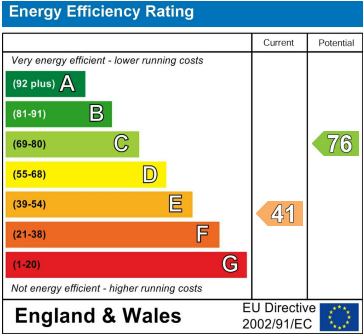
Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail enquiries@keenors.co.uk

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.