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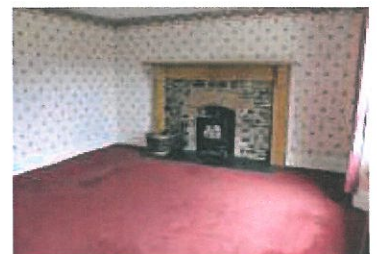


Little Potheridge Farmhouse, Merton

Okehampton, EX20 3DW

5 bedroom, detached Victorian farmhouse, set in rural location. Available to rent on 6 month renewable tenancy.

- Kitchen • Living Room & Dining Room Dairy/Walk in Pantry • 5 Bedrooms (1 through room) • Gardens & Gravelled Patio • Various Outbuildings • Parking & Open Car Port • Pets Considered • Available Immediately •



£1,250 Per calendar month

ACCOMMODATION

Entrance door leading into:

BOOT ROOM

Window to side, wall and base units, stainless steel sink unit, door to:

HALLWAY

Radiator, wooden panelled walls.

KITCHEN

Range of wooden wall and base units with work surfaces above and tiled splash backs, stainless steel sink unit, window to front, integrated under counter fridge and dishwasher, Oil fired Rayburn set in brick alcove with original cloam oven, vinyl flooring, door to stairs leading to first floor with storage under.

LIVING ROOM

Window to front, wood burner set on stone hearth with brick surround, radiator, door to:

INNER HALLWAY

Radiator, door to front porch, main stairs to first floor, door to:

DINING ROOM

Radiator, wood burner set in stone fireplace with wood mantle and slate hearth, window to front.

CLOAKROOM/UTILITY AREA

Windows to rear, sliding door to white WC and wash hand basin, space and plumbing for washing machine, vinyl flooring.

DAIRY/WALK IN PANTRY

Windows to rear and side, vinyl flooring, base unit and shelving, original slate bench, space for fridge freezer.

FIRST FLOOR LANDING

Smoke alarm.

BEDROOM 1

Large double room, window to front, radiator.

BEDROOM 2

Single room, radiator, window to front.

BEDROOM 3

Double room, radiator, window to front.

INNER LANDING

Built in cupboard.

BATHROOM

White suite comprising bath with electric shower over and tiled surround, WC and wash hand basin, vinyl flooring, window to side with views over the surrounding countryside, radiator, extractor fan, spotlights.

BEDROOM 4

Small double room, radiator, window to side, door to:

BEDROOM 5

Small double room, radiator, window to side, door to staircase leading down to kitchen and a further bedroom/store room.

OUTSIDE

To the side of the property is a driveway leading to parking for several cars. Surrounding this area are various outbuildings, sheds and lawned areas. There is a double open fronted car port and a raised gravelled patio area.

SERVICES

Mains electric and water
Private drainage.
Council Tax 'F' (Torrington District Council)

DIRECTIONS

From Okehampton town centre proceed in a Northerly direction taking the A386 to Hatherleigh. Bypass the town

and proceed on towards Torrington. After exiting the Village of Meeth continue for approximately two miles. Passing the Heanton Satchville Estate on your right hand side, continue along this road for a further 2 miles and as the road bends sharply to the left, take the right hand turning. Follow this road down a hill and then back up, taking the right hand fork in the road signed for Little Potheridge farmhouse. The property can be found a short distance along on the right hand side.

LETTINGS

The property is to let on an initial six month plus Assured Shorthold Tenancy. Rent: £1250.00 per calendar month exclusive of all other charges. Deposit: £1,350.00 returnable at the end of the 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. Usual references required. No Smoking/DSS. Viewing strictly through the Agents. Pets at landlord's discretion. Available Immediately.

