



Old Rectory Huish, Merton, Okehampton, Devon EX20
3EH

An impressive detached former Rectory on the
edge of a beautiful country estate

Okehampton 14 Miles Hatherleigh 6 Miles Exeter 26 Miles

• Two Reception Rooms • Two Kitchens • Utility & Boot Room • Four
Bedrooms • Shower Room & Bathroom • Extensive Gardens • Driveway Parking &
Garaging • Available end of July

£1,700 Per Calendar Month

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ACCOMMODATION INCLUDES

ENTRANCE HALL

Radiator. Understairs cupboard leading to cloakroom.

CLOAKROOM

White WC, Wash hand basin. Window to rear. Radiator.

SITTING ROOM

Open Fireplace with basket (usable), Two radiators. Window to front. French door to side with shutters. Archway to

SECOND RECEPTION ROOM

Bay window with shutters. Two radiators. Open fireplace with basket (usable) Built in shelving with two cupboards .

DINING ROOM

Stone fireplace with open fire with basket (usable). Built in cupboards. Radiator. Window to front

UTILITY ROOM

Wood effect worktop with plumbing for washing machine, space for further appliances below. Stainless steel sink and two drainers, mixer tap. Cupboards below. Window to rear. Tiled floor.

SECOND KITCHEN

Range of wooden base and larder style units with grey granite effect work top. Stainless steel 1.5 bowl sink with drainer. Two windows to front. Radiator. Tiled floor.

BOOT ROOM

Concrete floor. Three windows to rear. Door to rear courtyard. Cupboard housing oil boiler.

KITCHEN

Feature fireplace (not to be used), space for Range style cooker , extractor above. Range of cream wall and base units with Belfast sink and mixer tap. Built in dishwasher. Space for fridge freezer. Radiator. Window to rear. Doors to rear garden. Painted floorboards. Window. Cupboard with shelving. Two radiators.

STAIRS FROM ENTRANCE HALL TO FIRST FLOOR LANDING

Window. Built in cupboard with shelving. 2 radiators.

BATHROOM

White suite comprising bath and wash hand basin, radiator. Window to rear. Cupboard with shelving. Vinyl flooring.

WC

White wc and wash hand basin. Radiator. Window to rear. Cupboard housing hot water tank. Vinyl flooring

BEDROOM THREE

Double room. Radiator. Window to side. Open area suitable for office or dressing room. Radiator. Velux window.

SHOWER ROOM

White suite with shower cubicle with electric shower. WC and wash hand basin. Window to side. Radiator.

BEDROOM TWO

Double. Radiator. Window to front.

BEDROOM FOUR

Small double. Radiator. Window to front.

MASTER BEDROOM

Large room with triple aspect. Windows to front , rear and side. Feature fireplace (not to be used) two built in cupboards. Four radiators.

OUTSIDE

From the road a wooden gate leads to the gravel driveway with parking for a number of vehicles. The garden is mostly laid to lawn and features many mature trees and shrubs. There are extensive views over the surrounding land owned by the estate. Area of orchard. Patio/gravel area. Two stores. Two Garages (one accessed from the lane and one from the entrance).



SERVICES

Mains water.
Private Drainage, included in the rent
Mains electricity.
Oil central heating.

SITUATION

The property is situated in a quiet location on the edge of the Heanton Satchville estate, just outside the village of Merton. Merton itself is known for its large village square flanked by a number of period houses and cottages, together with the parish church. There are a range of facilities including a post office/general stores, garage, primary school, local inn and superb modern village hall with excellent sports and community facilities. The A386 gives easy access north to the market towns of Great Torrington and Bideford, whilst to the south, the market town of Hatherleigh offers an excellent range of shops and services including supermarkets, primary school, veterinary and doctors surgeries and community market. Okehampton has a wider range of shops and services, three supermarkets, including a Waitrose and schooling from infant to sixth level. The town also has a modern leisure centre situated within Simmons Park. From Okehampton there is direct access via the A30 dual carriageway to the Cathedral and University City of Exeter with its M5 motorway, main line rail and international air connections.

DIRECTIONS

From Okehampton continue North on the A386 to Hatherleigh, continue on this road past Hatherleigh towards Meeth and continue through the village of Meeth towards Merton. Before you reach Merton you will go around a sweeping bend, with the estate entrance on the corner, continue past here and about half a mile along the straight on the right hand side there is a turning signposted Huish (Clinton Devon Estates). Follow this road around, past the Church on your left, carry straight on and the entrance to the property can be found after a short distance 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: £1700 pcm inclusive of private drainage but exclusive of all other charges. Children/pets considered. DEPOSIT: £1960 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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		72
55-68	D		
39-54	E		
27-38	F	29	
1-26	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

These particulars are a guide only and should not be relied upon for any purpose.

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