



Little Potheridge Farmhouse Merton, Okehampton, Devon  
EX20 3DW

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## An impressive 5 bedroom former farmhouse in a rural location

Okehampton 15 miles Torrington 5.5 miles Barnstaple 17 miles Tavistock 29 miles Exeter 32 miles

- Two Reception Rooms • Large Kitchen • 4 Bedrooms & Study/guest room • Large Garden • Off Road Parking • Pets Considered • EPC Band E • Tenant Fees Apply

£1,400 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

Entrance door leading into:

### BOOT ROOM 7'4" x 7'6"

Base units with stainless steel sink unit, tiled floor, Electric heater.  
window to side, door to:

### HALLWAY

Radiator, wooden panelled walls.

### KITCHEN 12'5" x 10'3"

Range of wooden base units with work surfaces above and tiled splash backs. Stainless steel sink unit with mixer tap,. Window to front. Plumbing for dishwasher and space for fridge. Brick alcove with original cloam oven with space for electric cooker., vinyl flooring, door to stairs leading to first floor with storage under. (dishwasher show in photo can be gifted to tenants if they want it, or can be removed before the start of the tenancy)

### LIVING ROOM 16'2" x 14'9"

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 14'7" x 15'2"

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 10'5" x 9'8"

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

## FIRST FLOOR LANDING

Smoke alarm.

### BEDROOM 1 14'7" x 16'6"

Large double room, window to front, radiator.

### BEDROOM 2 6'6" x 11'1"

L shaped single room, radiator, window to front.

### BEDROOM 3 14'7" x 11'10"

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 9'2" x 11'2"

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



### **BEDROOM 5/STUDY**

**8'6" x 12'1"**

Small double room, radiator, window to side, door to staircase leading down to kitchen

### **OFFICE/STORE ROOM**

**9'6" x 9'2"**

Window to rear. Restricted height in part of the 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.  
Oil fired central heating  
Torrige District Council Tax Band F

### **DIRECTIONS**

From Okehampton town centre proceed in a Northerly direction taking the A386 to Hatherleigh. Bypass the town and proceed on towards Torrington. Go through the village of Meeth and continue on through Merton and after approximately 1 mile as the road bends sharply to the left, take the unnamed right hand turning . Follow this road for a short distance where you will see the sign for Little Potheridge 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 August. RENT: £1400 pcm exclusive of all charges. Children/pets considered - max 2 pets. DEPOSIT £1615 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.





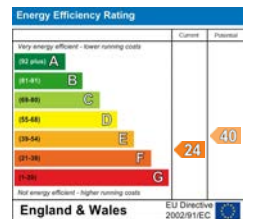
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