

HOWARD DOUGLAS

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The Annexe, 2 Dean Court , Lower Dean , Buckfastleigh , Devon TQ11 0LT

A very spacious wing of a period farmhouse with easy access to the A38 for Exeter and Plymouth.

| Spacious accommodation | Newly refurbished | Parking

£1,100 pcm

Description
The property has three large bedrooms, double glazing and electric heating. There is outside space with lawn, two patios, useful store and ample parking.

Lower Dean lies roughly mid-way between the two Devon cities of Exeter and Plymouth and each can be reached within 30 minutes drive.

Kitchen-Living Area
19'9'' x 12'9''. Range of modern kitchen units with built-in electric oven and ceramic hob. Plumbing for dishwasher. Living area has large window. Electric heater. TV point.

Inner Hall
Electric heater. Stairs rise to first floor.

Utility
with plumbing for washing machine and space for tumble dryer.

Cloakroom
white suite.

Second Reception Room
16'2'' x 9'6''. Ceiling spotlights. TV point. Window and door to outside. Electric heater.

Bathroom
12'3'' x 8'10''. White suite with bath and separate shower enclosure with power shower. Side window. Electric chrome towel radiator.

Bedroom 1
18'8'' x 12'2''. Windows to the front and rear aspects. Electric heater.

Bedroom 2
19'2'' x 12'8''. Window with window seat. Electric heater. Built-in wardrobe and airing cupboard.

Bedroom 3/Study
an L'shaped room with overall dimensions 17'5'' x 12''2''. Side window. Electric heater.

Outside
Parking for two to three cars. Lawned garden and two patio seating areas.

Large store/workshop room.

Directions
Travelling towards Plymouth On the A38 Expressway take the Dean Prior exit and at the end of the slip road turn left and then immediately left again signposted Pennywell Farm/Rattery. Dean Court is the first property on this road on the right.

Broadband/Mobile Phone Coverage/Suppliers
Broadband and mobile phone services are available at this address. However, Howard Douglas is unable to verify or recommend specific providers. Please visit Ofcom Checker for Suppliers/Speeds/Coverage etc.

Letting Information
To Let - Unfurnished
Rent - £1,100 pcm
Holding deposit – 1 weeks rent £250
Damage Deposit - 5 weeks rent £1,265
Available - End September
Strictly No Smokers Please

Utilities
Mains Services Include:

Electric - Metered supply.







