



# The Swallows Spreyton EX17 5EE



£1,750pcm



Changing Lifestyles

01837 500600



# The Swallows, Spreyton, EX17 5EE.

A charming brick barn conversion within an exclusive enclave, offering three double bedrooms with en suites, a stunning sun room, south-facing garden, garage, parking and easy access to village amenities and Dartmoor...



- Beautiful Brick Barn Conversion
- Three Double Bedrooms With Ensuites
- Spacious Dual Aspect Living Room
- Stunning Fully Glazed Sun Room
- Exposed Beams And Wood Burner
- South Facing Private Rear Garden
- Garage With Additional Parking Space
- Mature Trees And Farmland Views
- Charming Semi Rural Village Location
- Excellent Access To A30
- Dartmoor National Park Nearby
- Council Tax Band - E
- EPC - E



Set within a peaceful enclave of characterful brick barn conversions, this impressive three bedroom semi detached home blends countryside charm with modern living. Exposed beams, a wood burner and a bright sun room create warm, welcoming spaces ideal for family life and entertaining. The kitchen offers space for casual dining, supported by a boot room, integral garage and outside store. Upstairs, all three double bedrooms benefit from en suite facilities and fitted wardrobes. Outside, a south facing garden enjoys farmland views, patio areas and mature planting. Located near Spreyton village, with easy access to Okehampton, Crediton and Exeter, this is a superb lifestyle home.



In addition to the first months rent a deposit of £725.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme). Following receipt of the deposit, The DPS will provide confirmation to you. The full details are available on their website [www.depositprotection.com](http://www.depositprotection.com) Please Note: When a property is offered to you subject to references and contract, each individual aged 18 or over will be required to complete a reference application form.

Please Note Permitted Payments: - One weeks holding deposit to secure property. This will go against the first months rent providing that you do not withdraw your application or do not disclose vital information. - £50 Inc VAT administration fee for any changes to the tenancy (when requested by the tenant). - Early termination fee (only when agreed in writing from the landlord), £50 Inc VAT administration fee plus any agreed reasonable costs (as agreed with landlord). - Lost Keys / Security Devices, replacement will be charged at cost to the tenant. Charges can be upto £50 Inc VAT. - Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date.

Charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made. The property is let as seen. Standard references will be required. Please note that all measurements are only approximate and are purely given as a guide. Please refer to Bond Oxborough Phillips Lettings guidance notes for prospective tenants.

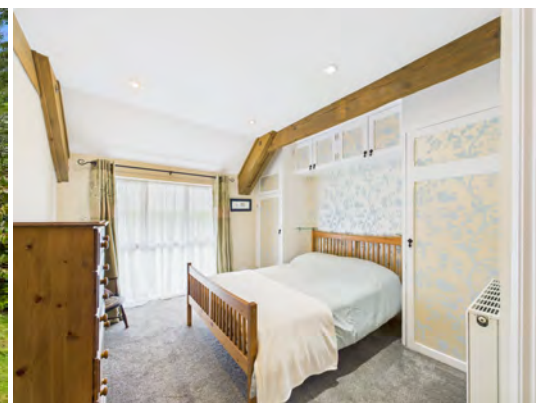


## Changing Lifestyles

Spreyton is a sought-after Mid Devon village, well known for its welcoming community and picturesque setting on the edge of Dartmoor National Park. The village offers a range of local amenities including a traditional pub, village shop and post office, primary school, parish church, and village hall that hosts regular events and activities.

For everyday needs, the nearby town of Creden provides a wide selection of shops, supermarkets, cafes, leisure facilities, and schooling up to secondary level. The larger town of Okehampton also lies within easy reach, offering three supermarkets including a Waitrose, a college with sixth form, leisure centre, and direct access onto the A30 dual carriageway.

The cathedral and university city of Exeter is easily accessible, offering a more comprehensive range of cultural, educational, and commercial facilities as well as mainline rail links, M5 motorway access, and an international airport.



Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01837 500600**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





## Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

### PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.