



5 Tray Lane, Atherington, Umberleigh, Devon EX37 9HY
Price £750.00 pcm

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estate agents

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Located in a popular North Devon village and conveniently situated for Barnstaple, South Molton or Torrington, is this superb 3 bedroom semi-detached house that has been extended and benefits from an impressive open plan kitchen/dining/living area, gardens front and rear, garage en-bloc and panoramic views as far as Exmoor. **AVAILABLE NOW**

- Popular rural village
- Far reaching Countryside Views
- Off street Parking
- Very well presented throughout
- Spacious Open Plan Living Accommodation
- Well appointed Kitchen
- Modern Bathroom with 4-piece suite
- Front and Rear Gardens

Set in the beautiful countryside of the Taw Valley, Atherington is a small traditional village with a hairdresser, a recreation field with community pavilion and a beautiful 16th century Church. The village is on a bus route and readily accessible being just 6 miles from Torrington, 9 miles from the busy market town of South Molton and 7 miles from the regional centre, Barnstaple with an excellent range of shops, schools, banks, leisure facilities, shopping centre, out of town superstores and the North Devon District Hospital. The neighbouring village of High Bickington boasts good local amenities including a Post Office and a shop, two public houses, pre-school, primary school, doctor's surgery, places of worship and Libbaton Golf course. Umberleigh, less than two miles away, also offers a primary school, a popular pub/hotel with salmon fishing on the River Taw and useful branch railway line serving Exeter and Barnstaple on the picturesque 'Tarka Line'.

The property is a short drive from Exmoor National Park which provides superb riding and walking facilities. The North Devon coast, with its excellent sandy beaches at Saunton, Putsborough and Woolacombe and delightful cliff walks, is also within easy reach. The North Devon link road, A361, offers a fast route to the M5 motorway at J27 and with rail connections to London Paddington from Tiverton Parkway station.

This beautifully presented property boasts fantastic open plan living, uPVC double glazing doors and oil fired central heating throughout.



The accommodation comprises (for dimensions see floorplan):

ENTRANCE LOBBY: A useful space for coats and boots, door to:

ENTRANCE HALL: With understairs storage cupboard.

CLOAKROOM: with modern 2-piece suite including low-level.

W.C., wash handbasin and heated towel rail.

OPEN PLAN LIVING/DINING/KITCHEN AREA: Stylish open plan living area divided into a sitting area, dining area and comprehensively fitted modern **KITCHEN** which has a range of wall and base units with working surfaces over, inset single bowl sink unit, integrated appliances, dishwasher, 4-ring electric hob with extractor over, double electric oven, space for tall fridge freezer, integrated fridge and freezer, door to hallway and rear garden. Timber effect vinyl flooring throughout.

REAR PORCH: Having a built-in airing cupboard housing the oil fired boiler providing hot water and central heating, door out to the side.

FIRST FLOOR LANDING: Access to loft space.

BEDROOM 1: Double, situated to the rear and boasting stunning views across the North Devon countryside.

BEDROOM 2: Double, with window to front

BEDROOM 3: Single, window to front

BATHROOM: Modern family bathroom featuring 4-piece suite comprising a panelled bath, corner shower cubicle with Mira electric shower, low-level W.C., wash handbasin, attractive wall tiling and heated towel rail.

OUTSIDE: To the front the garden is mainly laid to lawn and side pedestrian access leads to the fully enclosed rear garden, again mainly laid to lawn with a patio area ideal for outdoor dining. At the rear of the property is communal off-road parking and a single **GARAGE** en-bloc which has an up and over door.

General: Unfurnished **Council Tax Band:** B

Services: Mains water, electric and drainage

Deposit: 5 weeks rent **Holding deposit:** £173.00

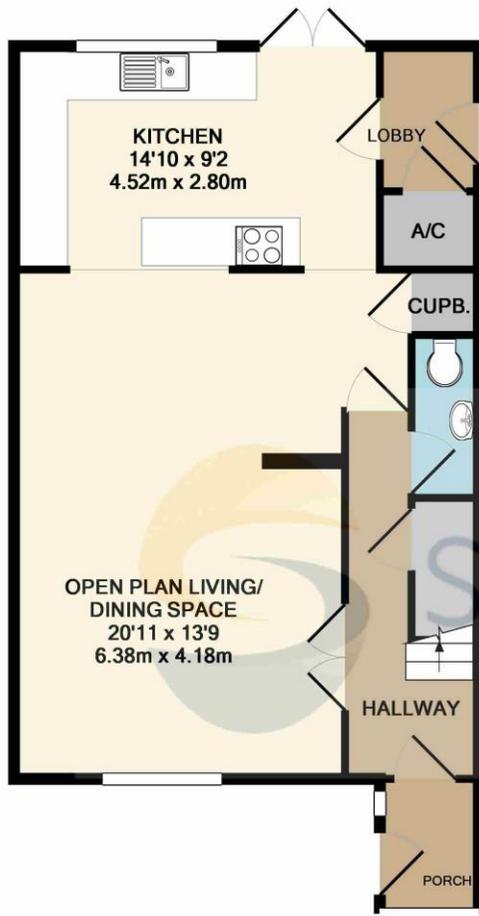
Rent: 1 months rent payable in advance

N.B Minimum verifiable total income to pass referencing required is £22,500 per annum with a clear credit score, no CCJ's etc.

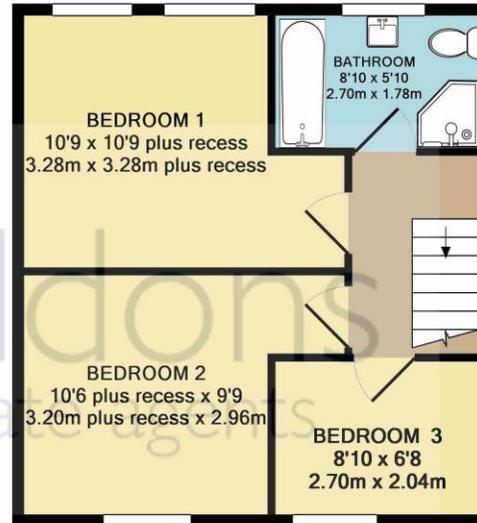
PETS CONSIDERED

DIRECTIONS: From Barnstaple, proceed out of town through Newport towards the Bishops Tawton roundabout, head out through Bishops Tawton and on to the A377 towards Umberleigh. After passing the Fishleigh Farm shop on the right-hand side, turn immediately right towards Atherington. Upon entering the village proceed straight across signposted to High Bickington, continue for a short distance through the village and No. 5 Tray Lane will be found on the left-hand side.





GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		52	71
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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