

Upcott House, Bradiford, BARNSTAPLE  
£465 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants

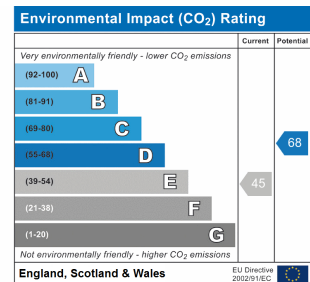
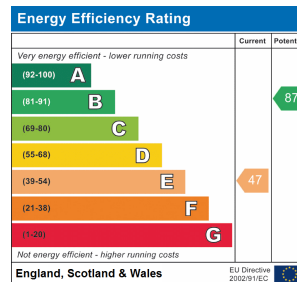


- WINTER LET ONLY
- <https://www.youtube.com/watch?v=g9xBJf-gRIA>
- Fully Furnished
- Parking
- No Smokers
- Rent £465pcm Deposit £530

- Available 5th November 2020 to 20th March 2021
- 2 Bedroom Cottage
- Set within Large Country House
- Rent Includes Water Rates
- No Pets

# (WL) Carriage House Upcott House, Bradiford, BARNSTAPLE, Devon, EX31 4DR

WINTER LET ONLY - Fully Furnished 2 Bed Cottage, 1 Double room and 1 twin room. Lounge/Diner with fully fitted kitchen. Located at Upcott House, this property provides spacious accommodation. Upcott House is just two miles from Barnstaple and enjoys a delightful rural location and fine views. Employed or retired Only, No Pets, No Smokers. Rent £465pcm and is inclusive of water rates. Free Wi-Fi. Deposit £530. Council Tax band B. Available 5th November 2020 to 20th March 2021.



## Kitchen

2.57m x 1.77m (8' 5" x 5' 10")

## Bathroom

2.56m x 1.65m (8' 5" x 5' 5")

## Lounge

5.28m x 3.59m (17' 4" x 11' 9")

## Bedroom 1

3.86m x 2.70m (12' 8" x 8' 10")

## Bedroom 2

3.09m x 2.62m (10' 2" x 8' 7")

## Services

Council Tax and Electric.

Water Rates included.

## Directions

Travel up Pilton High Street and turn left at the top towards Bradiford. Follow road down hill, through Bradiford and follow signs towards Pnixford. Follow road uphill for a short distance and the sign for Upcott House will be found on your left hand side. Follow long private driveway to Upcott House itself.

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Email: [lettings@johnsmale.com](mailto:lettings@johnsmale.com) Website: [www.johnsmale.com](http://www.johnsmale.com)

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 329345