



3 Springfield Cottage , Bishops Tawton, Barnstaple, Devon EX32 0DF

Charming 15th century mid-terraced 2-bedroom cottage, finished to a high standard, situated in the heart of Bishop's Tawton. The property is fully double glazed, has gas fired central heating and a well presented front garden.

Bishops Tawton village amenities - walking distance Barnstaple - 2.5 miles
Bideford - 10 miles

- Charming 15th century cottage
- High quality finish
- Convenient location
- Furnished or Unfurnished
- Available 1 April
- One small pet considered by individual negotiation
- 6 / 12 months
- Deposit £923
- Council Tax Band B
- Tenant Fees Apply

£800 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk



ACCOMMODATION COMPRISES

Concrete path through the front garden leads to the stable front door giving access to:

OPEN PLAN LIVING ROOM/KITCHEN **14'5" x 13'1"**

Fitted shaker style kitchen in cream with contrasting patterned terracotta work surface. Built-in oven and induction hob. Built-in fridge. Stainless steel sink, draining board and mixer tap over. Slate flooring. Fire place. Stone window surrounds. Exposed ceiling beams. Smoke alarm. Carbon monoxide alarm.

REAR HALL

Slate floor. Space and plumbing for washing machine. Door leading to rear pedestrian access.

WC

White low level WC and wash hand basin.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

BEDROOM 1 **12'3" x 8'11"**

Spacious double. Fitted wardrobe. Radiator. Fitted carpet.

BEDROOM 2 **6'8" x 5'11"**

Single bedroom or home office. Radiator. Fitted carpet.

SHOWER ROOM

Walk-in shower. Wash hand basin. Vanity unit. Low level WC. Heated towel rail. Tiled flooring.

OUTSIDE FRONT

Lovely front garden mainly laid to gravel with seating area. Path to front door.

OUTSIDE REAR

Communal pathway.

SERVICES

All mains connected. Gas fired central heating.

SITUATION

Local amenities are within walking distance including the village primary school, church, pub and regular bus service into Barnstaple. From the village there is access to many fine walks in the district including the Tarka Trail. Bishops Tawton is regarded as a popular location to live given its close proximity to the Regional centre of Barnstaple, which is about 2 miles. The town offers the areas main business, commercial, leisure and shopping venues and is well known for its range of outlets including all of the High Street favourites as well as diverse selection of local stores and the renowned Pannier Market and adjacent Butcher's Row. The North Devon leisure centre provides many indoor pursuits, along with the Tarka Tennis centre, both in Barnstaple, live theatres are accessible at Barnstaple and Ilfracombe. Nearby, there is access to the North Devon Link Road which runs through to Junction 27 of the M5 in about 45 minutes and where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access, as are the sandy surfing beaches of Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe. Fishing is available

locally on the rivers Taw and Torridge, whilst there are other golf courses at Landkey and Westward Ho!. One of Barnstaple's comprehensive schools, Park School, is about a mile from the property.

DIRECTIONS

Entering Bishops Tawton from the Barnstaple direction, pass through the village, passing the church and village hall on your right. Take the first left into Village Street. Upon reaching the square keep right at the fork in the road. The pub will be to your left. Springfield Cottages is situated opposite the square next to the village hall and is the third in the terrace on your left with green front door and a number clearly displayed.

LETTINGS

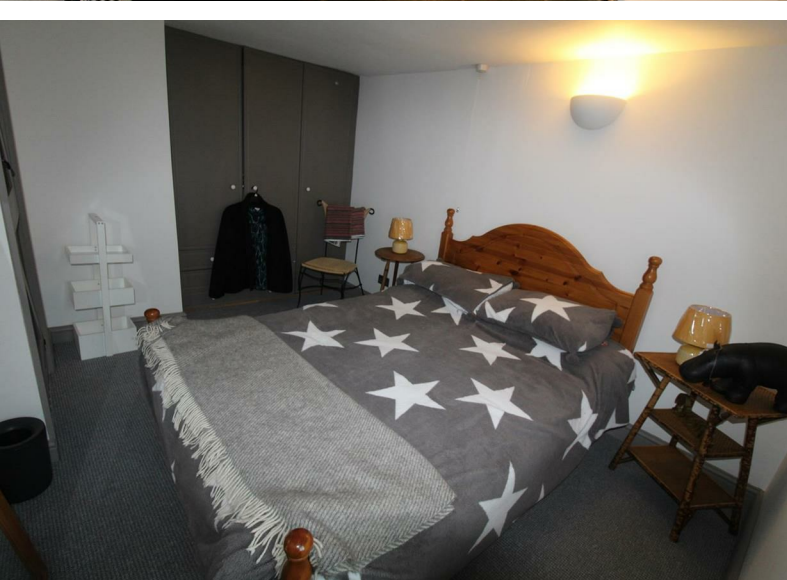
The property is available to let long term on an Assured Shorthold Tenancy for 6 months plus, Furnished OR Unfurnished and is available 1 April. RENT: £800.00 PCM exclusive of all other charges. One small pet considered by negotiation. No sharers or smokers. Not suitable for children. DEPOSIT: £923.00 returnable at end of tenancy subject to any deductions (The deposit for this property let through Stags will be held and administered in accordance with the MyDeposits Service). A minimum annual gross household income of £24,000.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES AND HOLDING DEPOSIT

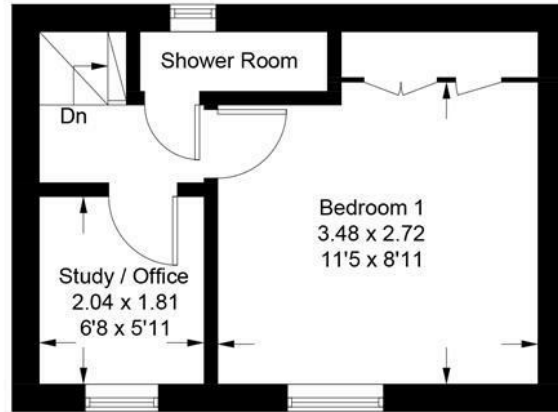
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £184.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their 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

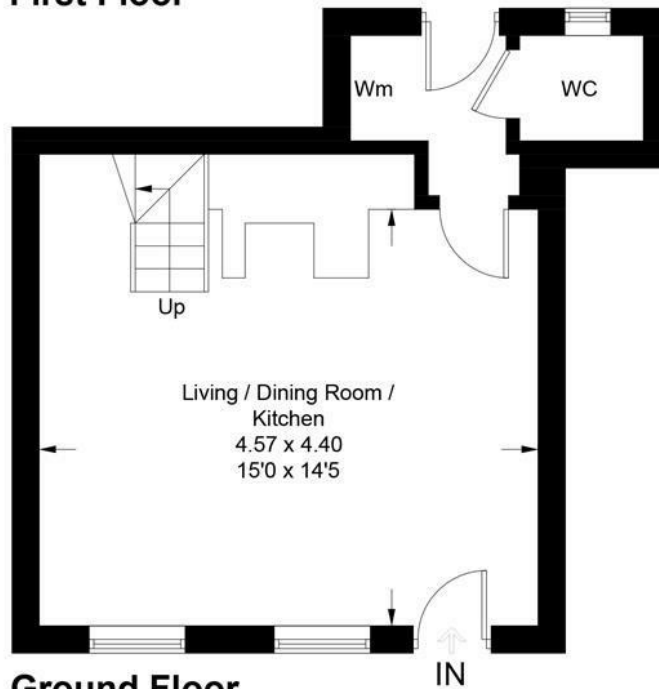
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 53.3 sq m / 574 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061043)



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@StagsProperty



Energy Efficiency Rating		Current	Potential
30% more efficient - lower running costs			
391 plus) A			90
321-390) B			
212-320) C		66	
155-211) D			
139-154) E			
121-138) F			
81-120) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	