



Southlea Goodleigh, Barnstaple, North Devon EX32 7NL

A detached Edwardian village residence completely renovated in recent times with large south facing garden & lovely valley views.

Goodleigh village - walking distance Barnstaple - 3 miles Exmoor - 6 miles North Devon coast - 11 miles

- South Facing 4-bed Edwardian residence
- 2 Reception Rooms
- Air Source Heat Pump
- Parking & Mature Gardens
- Pets considered by negotiation
- Available mid-June
- 6 / 12+ months
- Deposit £1730
- Council Tax Band E
- Tenant Fees Apply

£1,500 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

Front door to:

### ENTRANCE HALL

With quarry tiled floor, an attractive carved staircase leading to the First Floor, described later. Door to

### SITTING ROOM 20'4" x 11'10"

South facing room running the depth of the house with bay window and views over the garden and countryside beyond, woodburner, under floor heating and wooden floor. Double doors to

### DINING AREA 15'3" x 8'11"

Ample space for dining table with feature lights, an under stairs storage cupboard. Oil fired Rayburn set in fireplace (not in use), with a tiled floor with under floor heating continuing to

### KITCHEN 10'6" x 6'11"

With newly fitted kitchen in a cream shaker style with granite worktops over, 1 ½ bowl sink, double oven, electric hob, dishwasher, two windows and feature 'porthole' window. To the front of the Dining Area is the

### SNUG 12'5" x 10'10"

South facing with bay window overlooking the garden with views beyond, Wood burner set in a tiled fireplace parquay floor with underfloor heating.

### CONSERVATORY 11'8" x 7'3"

With lovely outlook over the gardens and valley beyond.

### UTILITY ROOM 7'3" x 7'2"

With plumbing for washing machine and door to Outside.

### CLOAKROOM 7'2" x 2'4"

Wash hand basin, low level WC.

### FIRST FLOOR

Spacious landing, views over the garden with countryside beyond. Hatchway to loft.

### BEDROOM ONE 12'3" x 11'10"

Fitted carpet, two windows and south facing aspect. Under floor heating.

### ENSUITE SHOWER 9'1" x 4'2"

With large shower, WC and stone carved handbasin. Part tiled walls and tiled floor.

### BEDROOM TWO 12'0" x 11'10"

South facing, fitted carpet and under floor heating, open fire place.

### BEDROOM THREE 12'0" x 7'10"

A small double, fitted carpet, under floor heating, wood burner set into tiled fire place.

### INNER LANDING

Tiled floor, window airing cupboard with hot water cylinder. Door to

### BEDROOM FOUR 7'3" x 7'2"

Single room/ office wooden floor, two windows. Door to

### BATHROOM 10'1" x 7'3"

Victorian roll top bath, high flush WC, corner shower, vanity sink, feature radiator, two windows, tiled walls and floors.

### OUTSIDE

There is a vehicular approach over a country lane swinging in to a parking area for several vehicles and path way to the garden, the front of the property can also be approached by a pedestrian access from Goodleigh road which leads through the centre of the

front garden with pleasant south facing veranda and wrought iron work. The front garden is a particular feature, well stocked and generally south facing, approximately 100ft in depth, well tended with mature Magnolia Tree, Mature Fir Trees all enjoying most glorious open views over the valley.

### SERVICES

All mains services. Air source heating via underfloor.

### SITUATION

On a slightly elevated site enjoying fine views over open countryside, South Lea is located at the centre of Goodleigh village within a Conservation area & within walking distance of local amenities which include a Primary School, Period Inn, Village Hall and Church. Barnstaple is about 2.5 miles and, as the regional centre, houses the areas main business, commercial, leisure and shopping venues as well as renowned Pannier Market and North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which runs through, in about 45 minutes, to Junction 27 the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London (Paddington in about 2 hours). The beauties of Exmoor are about 15 minutes by car and a little further afield are the famous safe, sandy, surfing beaches of Saunton, Croyde and Woolacombe.

### DIRECTIONS

What3Words///cabbages.arch.orbited

To reach the property from Barnstaple, leave off the inner relief road signposted to Bratton Fleming, follow signs to Goodleigh and upon entering the Village take the first left in to Coombe Close. The entrance to the house will be found about 100 yards along on the right hand side.

### LETTINGS

The property is available to let on an Assured Shorthold Tenancy for 6 / 12 months plus, unfurnished and is available mid-June. RENT: £1,500.00 PCM exclusive of all other charges. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £1,730.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £45,000.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £346.00) 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.



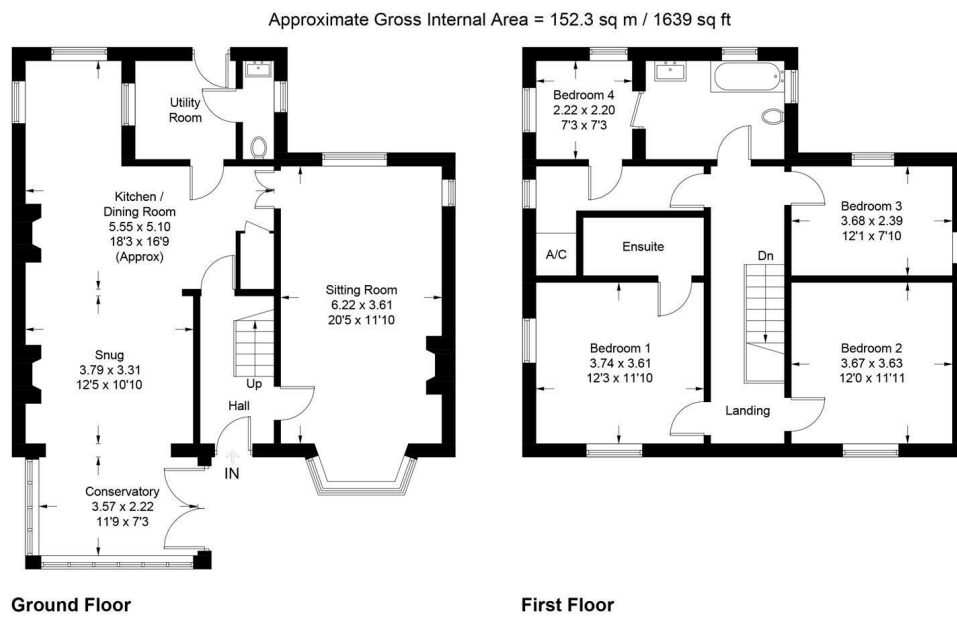


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