



Beara Barton Beara, Marwood, Barnstaple, Devon EX31 4EH

Newly refurbished, delightful detached bungalow set within a stunning rural location on the outskirts of Marwood.



Barnstaple 5 miles Braunton 4 miles Ilfracombe 8 miles

- Newly Refurbished Bungalow
- Rural Location, Stunning Views
- Garden, Garage, Parking
- Agricultural Tie
- Available Immediately
- Regretfully not suitable for pets
- 6/12+ months
- Deposit £1500
- Council Tax Band D
- Tenant Fees Apply

£1,300 Per Month

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ACCOMMODATION TO INCLUDE

Front door leading to

FRONT PORCH

Into

HALLWAY

With airing cupboard, hatch to roof space, smoke detectors, radiator and carpet.

SITTING ROOM

A triple aspect room with large picture window to the rear with stunning view. Open fireplace with timber mantel, radiator and carpet. Carbon monoxide alarm.

DINING ROOM

Window to rear with view, radiator, carpet. Doors into

KITCHEN/ BREAKFAST ROOM

Newly fitted kitchen in a matt light grey finish with solid wood worktop over, ceramic 1.5 bowl sink, electric hob and raised oven, built-in dishwasher. Window to side. Wood effect vinyl flooring and radiator.

UTILITY ROOM

Matching units to kitchen with space and plumbing for washing machine, space for tumble dryer and fridge/freezer. Store cupboard, window and wood effect vinyl flooring. Oil boiler. Carbon monoxide alarm.

WC

With WC, pedestal hand basin and window. Heated towel rail. Wood effect vinyl flooring. Door to outside.

BEDROOM ONE

A double room with window to side. Radiator and carpet.

BEDROOM TWO

A double room with windows to side and rear with views. Radiator and carpet.

BEDROOM THREE

With window to front, built-in wardrobe housing fuse box. Radiator and carpet.

SHOWER ROOM

Newly fitted shower room with large walk-in shower, vanity unit with wash hand basin, WC, underfloor heating, heated towel radiator, large mirror, window and wood effect tile flooring. Extraction fan.

OUTSIDE

The rear of the property has a lovely lawn area leading to elevated patio to the side. The front has a lovely shrub border and pathway leading to the front door. Driveway parking.

GARAGE

17'10" x 10'7"

Single garage with metal up-and-over door, concrete floor, light and power connected. Water filtration system.

SERVICES

Mains electric, Private water via a borehole and private drainage. Oil fired central heating via radiators. Council Tax Band D.

SITUATION

Marwood is located north of the Taw Estuary, between Barnstaple and the coast. The nearest facilities are at Braunton, about 4 miles. Braunton is considered to be one of the largest villages in England, and offers a good range of shopping facilities and amenities providing for day to day needs, as well as a Tesco supermarket and both primary and secondary schools. Barnstaple, about 5 miles

away, and as North Devon's regional centre, houses the area's main business, commercial, leisure and shopping venues including a Pannier Market . The North Devon Leisure Centre provides many indoor pursuits along with the Tarka Tennis Centre, both in Barnstaple. Junction 27 from the M5 is approx 50 miles.

DIRECTIONS

What3Words///described.kind.suitably

Leaving Barnstaple in a northerly direction on the A39, at the double traffic lights bear left before the fire station on to the Braunton Road and then immediately right through Pilton Village. Continue up Pilton High Street and at the end bear to the left through Bradiford on the Prieford Road. Within about a mile or so, immediately after a thatched cottage on the left, bear left signed White Hall. Continue on this road through White Hall. Ignore the turning to Middle Marwood on your right and follow the road for a further mile or so, uphill sign posted Beara. Follow the road up the hill drive straight across the junction at the top of the hill and Beara Barton can be found further along this road on the left hand side.

LETTINGS

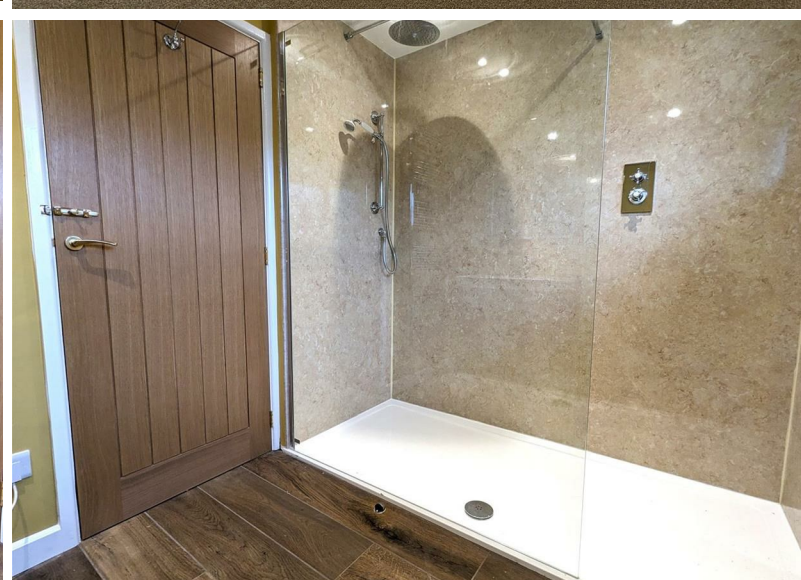
The property is subject to an AGRICULTURAL TIE (enquire if you are unsure if you comply) and is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12+ months plus and is available IMMEDIATELY. RENT: £1,300.00 PCM exclusive of all other charges. WATER & DRAINAGE: £50.00 PCM. LAWN MOWING & HEDGE TRIMMING: £50.00 PCM. Not suitable for pets. No sharers or smokers. DEPOSIT: £1,500.00 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 £39,000.00 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 £300.00) 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 = 112.2 sq m / 1208 sq ft

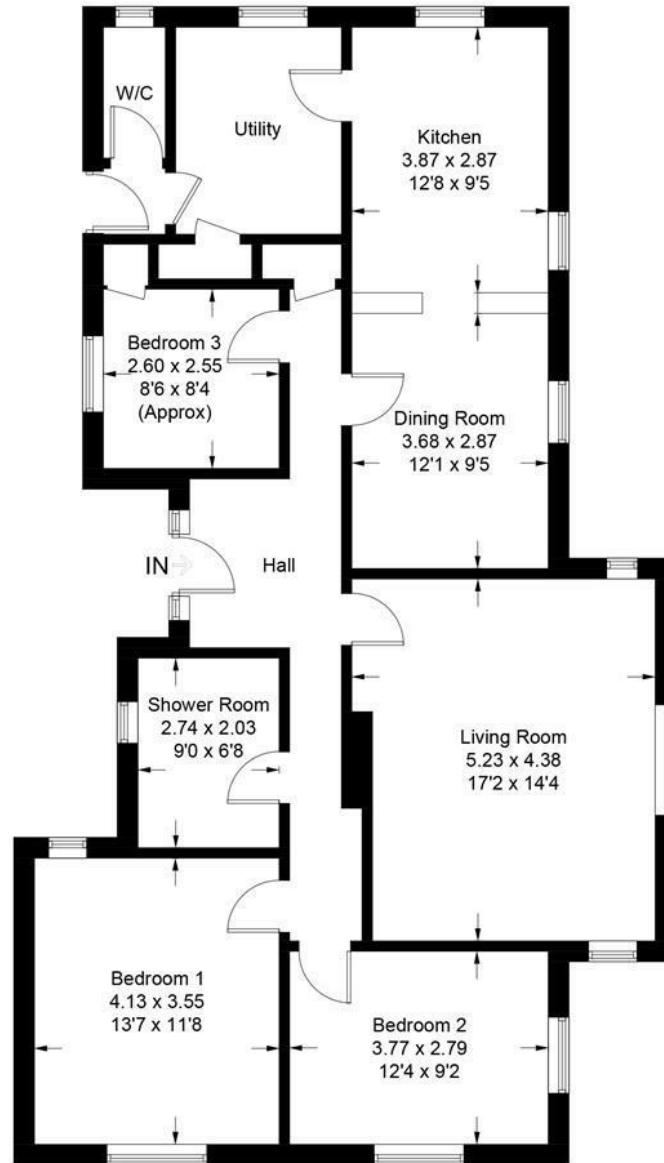


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082491)



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Energy Efficiency Rating		Current	Potential
3 key energy efficient - lower running costs			
391+plus) A			
131-390) B			
89-130) C			
55-88) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
		75	85
England & Wales		EU Directive 2002/91/EC	