



Lundy Sound , Morteheo, Woolacombe, Devon EX34 7EJ

A quality single storey barn conversion with fine sea views positioned between Morteheo and Lee Bay.

Lee Bay & Beach 3/4 of a mile - Woolacombe 2.5 miles - Barnstaple 14 miles

- Single Storey 3-bed Barn Conversion
- Open Plan Living Space
- Wonderful views
- Lawn Gardens and 3x off-road parking spaces
- Dog considered by negotiation (No Cats)
- 12+ months
- Available 1 July
- Deposit £1,615.00
- Council Tax Band D
- Tenant Fees Apply

£1,400 Per Calendar Month

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



THE PROPERTY COMPRISES

Glazed uPVC front door leading to:

ENTRANCE HALL

Welcomes you into the home. LVT wood effect flooring. Radiator. The internal part of the hallway is very spacious and offers room for a STUDY/OFFICE. Smoke alarm.

UTILITY ROOM

Handy storage room housing the oil boiler and consumer unit. Carbon monoxide alarm. Space and power for a tumble dryer.

KITCHEN/DINING/LIVING ROOM 23'9" x 21'3"

Large and bright open planned area overlooking the garden. Full fitted slab fronted kitchen in white gloss with stainless steel handles. Contrasting dark grey laminate work surface. Stinless steel 1.5 bowl sink, drainer and mixer tap. Built-in fridge/freezer, dishwasher, oven, hob and washing machine. LVT wood effect flooring. 2x radiators. Heat alarm. Patio doors into the garden.

MASTER BEDROOM 14'11" x 12'7" max

Large double bedroom with built-in wardrobe. Fitted carpet. Radiator. Views over the garden.

EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin, WC. Vinyl floor. Extraction fan.

BEDROOM 2 12'2" x 11'8"

Double bedroom with built-in wardrobe. Fitted carpet. Radiator.

BEDROOM 3 13'3" x 12'9" max

Spacious double bedroom with built-in wardrobe. Fitted carpet. Radiator.

FAMILY BATHROOM

3-piece white suite. Shower over the bath. Tiled floor. Radiator. Extraction fan.

OUTSIDE

Off-road parking for 3 cars to the front. Lawn garden with trees to the rear. Wonderful views out to the Atlantic Ocean.

SERVICES

Mains water and mains electricity. Oil-fired central heating. Shared private drainage (septic tank).

SITUATION

Situated in an elevated position overlooking the Atlantic Ocean on the rugged North Devon coast, Lundy Sound lies between Morteohoe and Lee.

Lee is a pretty, unspoilt village within an Area of Outstanding Natural Beauty, a Coastal Preservation Area, a Heritage Coast and An Area of Tranquility and is within a quiet rocky inlet on the North Devon Coast and one of the area's few remaining unspoilt coastal locations.

The coastal town of Woolacombe, renowned worldwide for its four-mile sandy beach, lies approximately 2.5 miles to the west and offers a small range of shops. The nearby town of Ilfracombe has the Landmark Theatre, a doctors surgery as well as banks, shops and supermarkets.

The market town of Barnstaple, about 14 miles away, holds a weekly pannier market, and provides an extended range of shops including numerous major retailers and supermarkets, as well as leisure and commercial facilities.

The sandy beaches of Saunton, Croyde and Putsborough are within

easy reach of the cottages and the Exmoor National Park and coast provides wide opportunity for walking and riding.

Schooling is available in Ilfracombe, Braunton and Barnstaple as well as the well-regarded West Buckland School for which there is a bus service within three miles of the property.

DIRECTIONS

From Mullacott Cross on the A361 to the north of Braunton and south of Ilfracombe, proceed west on the B3343 towards Woolacombe and Morteohoe.

Continue along this road for approximately 3 miles, and after the sharp right hand bend, take the next turning on the right into Morteohoe Station Road signed towards Morteohoe.

Follow this road for approximately half a mile and upon reaching Borough Cross turn right into Warcombe Lane. Continue this road for about 1 mile and Lundy Sound will be found on the left.

What3Words ///lilac.splashes.unwraps

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 15 July 2024. RENT: £1,400.00 PCM exclusive of all other charges. Dog considered by negotiation. No cats. No sharers or smokers. DEPOSIT: £1,615.00 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 £42,000.00 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 £323.00) 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

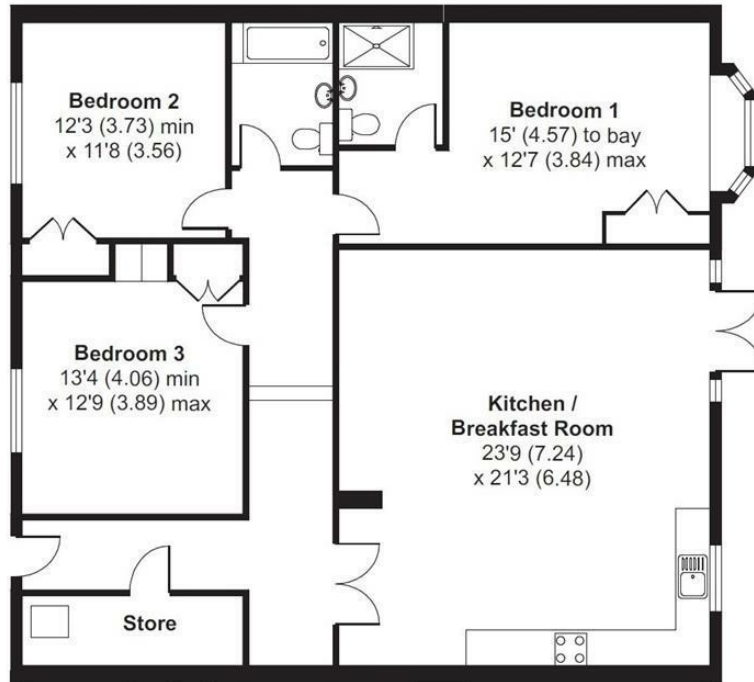
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

AGENT'S NOTE

The property could be available part furnished. Please enquire with the office for details.



LUNDY SOUND



APPROX. GROSS INTERNAL FLOOR AREA 1466 SQFT / 136.1 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			