



2 Old Orchard, Riddlecombe, Chulmleigh, Devon EX18 7PA

Lovely situated, recently refurbished 3-bed semi-detached home with gardens, views and parking.

Winkleigh - 5 miles, Barnstaple - 14 miles, North Devon Coast at Instow - 16 miles, Dartmoor National Park - 17 miles

• Village location in Mid-Devon • Recently refurbished home • Garden, views and parking • Oil fired central heating, fully double glazed • Available 21 June • Pets considered by negotiation • 6 / 12+ months • Deposit £1038 • Council Tax Band B • Tenant Fees Apply

£900 Per Calendar Month

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



THE PROPERTY COMPRISES

Barn style timber front door leading to:

ENTRANCE HALL

Space for coats and boots. Fitted carpet. Radiator. Smoke alarm. Fuseboard. Stairs rising to the first floor. Storage under stairs.

LIVING ROOM

Pleasant outlook over front garden. Feature fire place (not in use). Carpet. Radiator.

DINING ROOM

Bright room. Patio doors into garden. Carpet. Radiator. Smoke alarm.

KITCHEN

Wood effect laminated cupboards with contrasting grey patterned laminate work surface. Stainless steel sink, drainer and mixer tap. Space and plumbing for a dishwasher. Space for an electric cooker. Space for a fridge/freezer. Tiled floor. Heat alarm. Extraction fan.

UTILITY ROOM

Work surface and cupboards below. Wall mounted shelves. Space and plumbing for a washing machine. Space for a tumble dryer. Oil boiler. Carbon monoxide alarm. Radiator. Concrete floor. Door to back garden.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

BEDROOM 1

Double bedroom. Build-in cupboard. Carpet. Radiator.

BEDROOM 2

Double bedroom. Cupboard housing hot water cylinder. Carpet. Radiator.

BEDROOM 3

Single bedroom. Carpet. Radiator.

BATHROOM

3-piece white suite with electric shower over the bath. Vinyl tile effect flooring. Radiator. Extraction fan.

OUTSIDE FRONT

Delightful fully enclosed front garden mainly laid to lawn with large patio. Parking available to the front. Pedestrian access to the rear.

OUTSIDE REAR

Garden laid to lawn with great views. Oil tank.

SERVICES

Mains electric, water and drainage. Oil fired central heating.

SITUATION

Located in the heart of rural Devon, in the beautiful hamlet of Riddlecombe and enjoying stunning views across the surrounding countryside. Although rurally situated the property is conveniently placed for local centres such as Chulmleigh, Dolton, High Bickington and Winkleigh, all offering local shops, services and schools. The regional centre of Barnstaple is about 14 miles and offers the area's main business,

commercial, leisure and shopping venues, as well as North Devon District Hospital. At Barnstaple there is access to the North Devon link road which leads on in about 45 minutes to junction 27 of the M5 Motorway where Tiverton Parkway also provides a fast service of trains to London Paddington in just over 2 hours. South Molton is about 15 miles and the nearest mainline railway station is at Kings Nympton on the Tarka Line which runs between Barnstaple and Exeter. The property is ideally placed to take advantage of the surrounding countryside with many attractive walks including a foot path adjoining the boundary, the National Parks of Exmoor and Dartmoor are also both within easy reach, as is the famous North Devon Coastline.

DIRECTIONS

What3Words: <https://w3w.co/tadpoles.desire.limp>

From Barnstaple proceed along the A377 towards Umberleigh for approximately 6 miles, pass the garage on the right and then turn right signposted to Atherington. On entering the village turn left to High Bickington, pass through the village and follow the B3217 passing Libbaton Golf Course on the right hand side. Continue for about 4.5 miles and turn left signposted Riddlecombe (if you reach Beacon Garage, Dolton you have gone too far). After ½ a mile bear left at the fork in the road and continue for about 0.75 miles until you reach the T-junction. Turn right and you will enter the hamlet of Riddlecombe. Follow the road round to the left and after approximately 120 yards you will find the property on your left with an Old Orchard sign on the front fence. Park in front.

LETTINGS

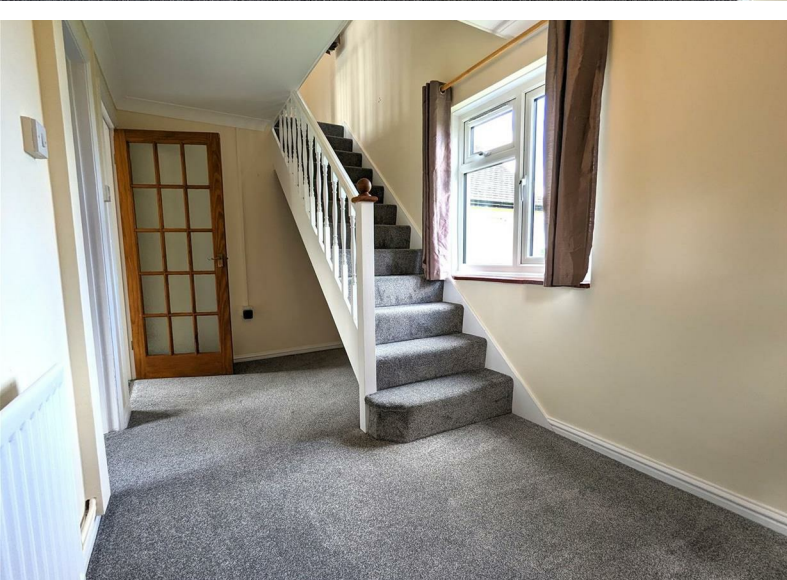
The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12+ months plus and is available 21 June. RENT: £900.00 PCM exclusive of all other charges. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £1,038.00 returnable at end of tenancy subject to any 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 £27,000.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

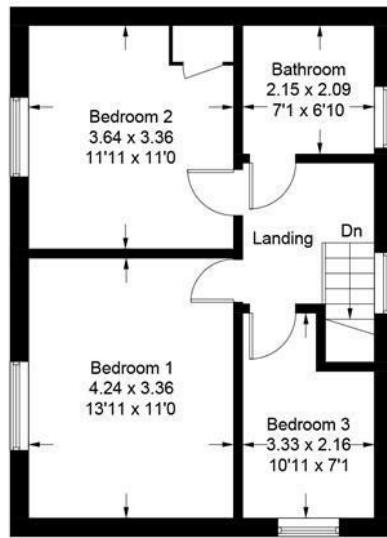
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £207.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their 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

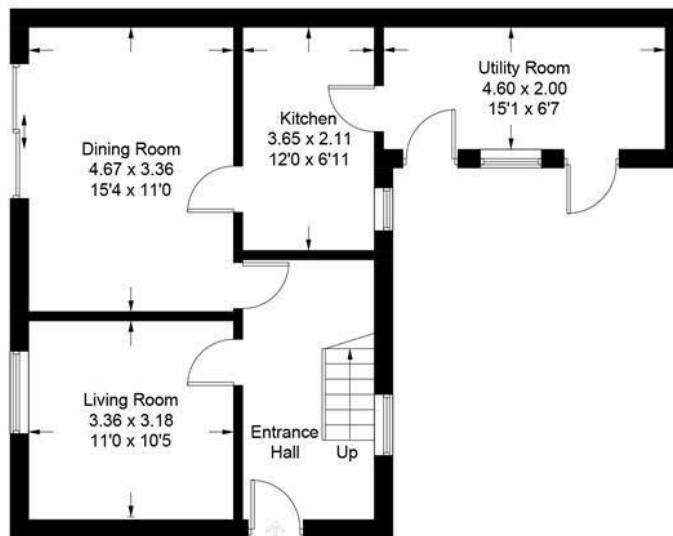
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1091698)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	45
England & Wales		EU Directive 2002/91/EC	