



Jasmine Cottage , Welcombe, Bideford, Devon EX39 6HF

Delightful 2-bed, 2 reception room, stone cottage offered fully furnished located in rural village location with countryside views.

Hartland - 7.5 miles Bude - 12 miles Bideford - 17 miles

- 2-bed rurally situated stone cottage
- Fully furnished
- Off-road parking for 2 cars
- Garden and countryside views
- AVAILABLE MID-SEPTEMBER
- One non-shedding pet considered
- 6 / 12+ months
- Deposit £1,096
- Council Tax Band D
- Tenant Fees Apply

£950 Per Calendar Month

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



THE PROPERTY COMPRISES

Gate gives access to pedestrian stone path leading to timber front door.

ENTRANCE HALL

Welcomes you into the home. Sturdy matting. Doorway to;

DINING ROOM/SITTING ROOM 10'0" x 8'4"

Views to the front. Fitted carpet. Space for coats.

LOUNGE 11'3" x 10'1"

Lovely room offering stone fire place with traditional bread oven (not in use). Wood burner. Exposed ceiling beams. Fitted carpet. Night storage heater. Smoke alarm. Carbon monoxide alarm.

KITCHEN 11'9" x 10'4"

Fitted shaker style units. Laminate work surface. Stainless steel sink, drainer and hot & cold water taps. Washing machine. Electric cooker. Fridge/freezer. Exposed ceiling beams. Vinyl flooring. Night storage heater.

SHOWER ROOM 10'0" x 5'10"

Walk-in shower with electric shower. WC. Wash hand basin. Vinyl flooring. Heated towel rail. Fan heater. Extraction fan.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

BEDROOM 1 11'8" x 11'2"

Spacious double. Wardrobes built-in. Fitted carpet. Views.

BEDROOM 2 14'3" x 9'1"

Spacious double. Wardrobe built-in. Fitted carpet.

OUTSIDE

Lovely garden to the front offering countryside views. Mainly laid to lawn with shrub/plant beds. Patio area. Shed. There is off-road parking for 2 cars.

AGENT'S NOTE

A garage is being constructed to the front of the property. This may cause some disruption. Once completed the garage will be offered to the tenants for use on a first refusal basis. Additional rent may apply.

SERVICES

Mains electric, water and drainage.

SITUATION

The property is rurally situated offering countryside views within the village of Welcombe. The rugged coastline around this region is extremely dramatic, beautiful and classed as an Area of Outstanding Natural Beauty (AONB). The renowned Welcombe Mouth is a quiet and tranquil beach, much quieter than some of the sandy beaches further down the coast due to it's limited access and remoteness, it is one of North Devon's best kept secrets! The village has a good range of amenities including a period Inn (serving daytime and evening meals), general store/Post Office and active village church. The larger village of Hartland has an excellent range of local amenities including cafe, shops, Post Office, pubs, medical centre, church and primary school. Just over the Cornish border is the coastal town of Bude with a range of larger

shopping facilities, amenities and beach. Bideford Town (around 17 miles) and the regional centre of Barnstaple (27 miles) offer a wider range of shops, businesses, (Barnstaple) train station, restaurant, leisure and commercial venues and access to the M5 motorway network via the A361.

DIRECTIONS

What3Words/////harvest.trapdoor.steady

From Bideford take the A39 signed Bude. Follow this road for around 15 miles. Upon reaching Welcombe Cross (flanked by Welcombe Cross Campsite) turn right signed Welcombe. After approx. 1.4 miles keep right at the fork in the road. Follow this road for approx. 0.6 miles. Then turn right (if you reach the village hall, you have gone too far - turn around and take the first left in that case). Follow this road for a quarter of a mile approx. where you will find the property on your left with a name plate clearly displayed.

LETTINGS

The property is available to let, FULLY furnished, long term on an Assured Shorthold Tenancy for 6 / 12 months plus and is AVAILABLE MID-SEPTEMBER. RENT: £950.00 PCM exclusive of all other charges. One non-shedding pet considered. No sharers or smokers. DEPOSIT: £1,096.00 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 £28,500.00 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 £219.00) 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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Approximate Gross Internal Area = 71.4 sq m / 768 sq ft

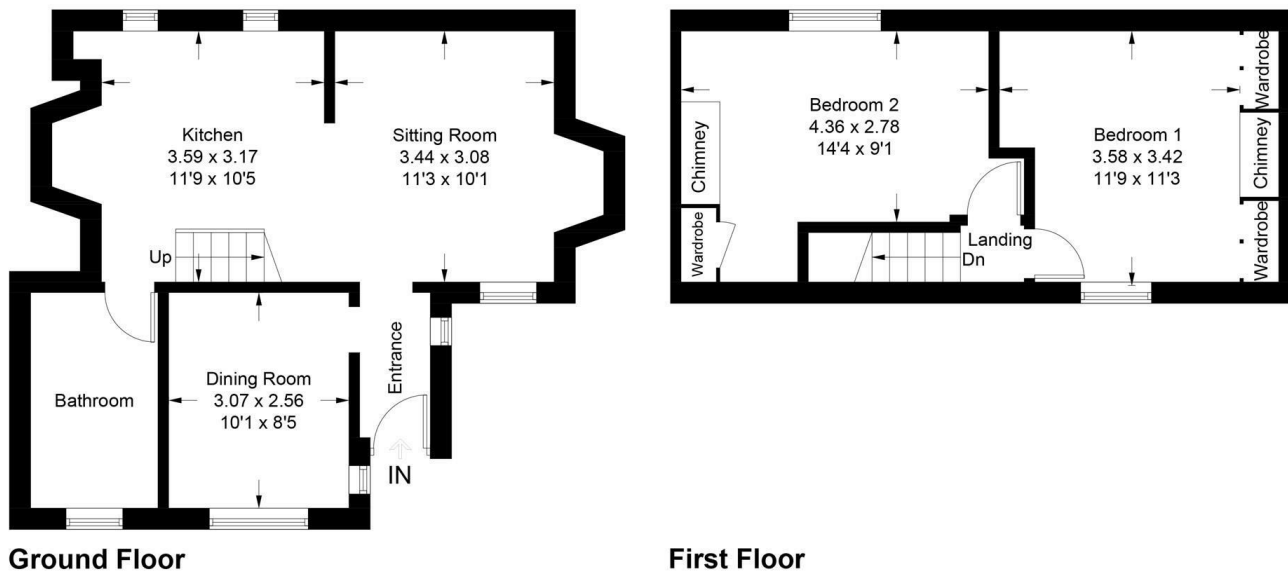


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014825)

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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