



1 Heanton Lea, Chivenor, Barnstaple, Devon EX31 4BX

A delightful two bedroom bungalow with garden,
set between Barnstaple and Braunton.

Braunton - 1.5 miles, Barnstaple - 4 miles, Saunton Beach - 4 miles

• Unfurnished Bungalow • Shower Room • Garden & Off-road parking • Gas
Central Heating • No Pets • Available Mid August • 12+ months • Deposit
£865 • Council Tax Band B • Tenant Fees Apply

£750 Per Calendar Month

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



THE PROPERTY COMPRISES

Double glazed front door into

LOUNGE

13'3" x 9'9"

Double glazed windows to front. TV Point. Radiator, Wall mounted thermostat for heating. Airing cupboard housing boiler. Fitted carpet.

KITCHEN

11'8" x 5'3"

Galley style kitchen. Double glazed window and door to rear. Kitchen base and wall mounted units to one side. Recess for fridge/freezer. Plumbing and recess for washing machine. Stainless steel single drainer sink unit. Built-in electric oven. Gas hob and extractor fan. Radiator and laminate flooring.

MASTER BEDROOM

12'11" x 7'5"

Double glazed window to front. Radiator. Electric fuse box. Fitted carpet.

BEDROOM TWO

11'10" x 6'9"

Double glazed windows to rear. Radiator. Fitted carpet.

SHOWER ROOM

8'3" x 4'10"

Double glazed window to rear. Double shower cubicle. Cream low level wc. Cream pedestal hand basin. Bathroom Cabinet. Radiator. Laminate flooring.

OUTSIDE

To the front is a lawned garden with some floral/shrub borders divided by a foot path and enclosed by a low fence. To the rear is an enclosed small garden with small lawned area and small storage container. Off road parking for one car.

SERVICES

Mains Gas and Electric. Council Tax Band B. Metered water.

DIRECTIONS

From Barnstaple proceed along the A361 towards Braunton. At your arrival to the Chivenor roundabout take the third turning into Heanton Lea. No. 1 Heanton Lea can be found close to the far end on the right hand side. You will need to park on site and walk up to the property.

SITUATION

This property is close to Wrafton village on the outskirts of Braunton, which in turn, is 5 miles west of Barnstaple, and claimed to be the largest village in England and home to the nearby Braunton Burrows, a National Nature and Unesco Biosphere Reserve. Braunton is also the gateway to some of the best beaches in the south west, including Croyde, Putsborough, Saunton and Woolacombe. There are a good range of local amenities including supermarkets, shops, pubs and restaurants, banking facilities, medical centre and both primary and secondary schooling.

Within Wrafton itself, the property is close to the local Post Office, within walking distance of The Williams Arms - a thatched period inn / restaurant and conveniently situated for the Tarka Trail/Coast Path & Playing fields. Barnstaple is the regional centre and as such, houses the areas main commercial, entertainment, and shopping venues. From Barnstaple, the A361 provides access to the M5 at Junction 27, as well as Tiverton Parkway Mainline Station, with links to London. Exmoor with all its attractions is less than half an hour by car.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available Mid-August. RENT: 750.00 PCM exclusive of all other charges. Would suit retired person or couple. Not suitable for children. No Pets, No sharers or smokers. DEPOSIT: £865.00 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 £22,500.00 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 £173.00) 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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
192 (91-1)	A		
131 (61-1)	B		
100 (40)	C		
75 (40)	D		
55 (34)	E		
39 (24)	F		
21 (20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			