



37 Livarot Walk, South Molton, EX36 4EF

A conveniently situated 2-bed ground floor flat with parking and garden.

South Molton Town Centre - walking distance, Exmoor - 5 miles, Barnstaple - 11 miles

- 2-bed ground floor flat
- Parking & Garden
- Fully redecorated, new carpets
- Gas fired central heating
- Available immediately
- A small pet may be considered - £25pcm pet rent
- 6/12+ months
- Deposit £836
- Council Tax Band A
- Tenant Fees Apply

£725 Per Calendar Month

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



THE PROPERTY COMPRISES

Secure communal hall leads to the timber front door giving access to:

LIVING/DINING ROOM 17'3" x 11'1"

Spacious room with fitted carpet, store cupboard, radiator. Smoke alarm. Airing cupboard housing the gas boiler. Carbon monoxide alarm.

KITCHEN 7'8" x 6'11"

Fully fitted oak effect kitchen with laminate work surface. Stainless steel sink, drainer and mixer tap. Built-in electric oven and hob. Extraction hood. Wood-effect laminate flooring.

BEDROOM 2 9'1" x 8'7"

Door to rear garden. Fitted carpet. Radiator.

BEDROOM 1 11'10" x 9'1"

Good-sized double bedroom. Fitted carpet. Radiator.

BATHROOM 6'11" x 5'10"

Champagne 3-piece suite with shower over the bath. Towel rail. Partially tiled walls. Tile effect vinyl flooring.

OUTSIDE FRONT

One parking space. Shared bin store with one other flat. Pedestrian access to the rear.

OUTSIDE REAR

Enclosed garden mainly laid to lawn with patio area and shed.

SERVICES

Mains electric, gas and water/drainage. Gas fired central heating.

SITUATION

This ground floor flat is conveniently located close to the centre of the much sought-after market town of South Molton. The town offers a comprehensive range of amenities, including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly pannier and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

DIRECTIONS

From The Square in South Molton take the road to the north (Barnstaple Street) and then the first left onto the B3227 towards Umberleigh., Take the third turning on the left into Raleigh Park and then the second right into

Livarot Walk. After approximately 175 yards turn left into the parking area. The flat will be found in the far left corner.

AGENT'S NOTE

The exterior of the property is due to be decorated this year.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available IMMEDIATELY. RENT: £725,00 PCM exclusive of all other charges. One small pet may be considered by negotiation subject to a pet rent of £25 per calendar month. No sharers or smokers. DEPOSIT: £836.00 returnable at end of tenancy subject to any deductions (the deposit will be held with the Landlord's DPS account and administered in accordance with the Deposit Protection Service). A minimum annual gross household income of £21,750.00 is required to be considered. References required, viewings strictly through the agents.

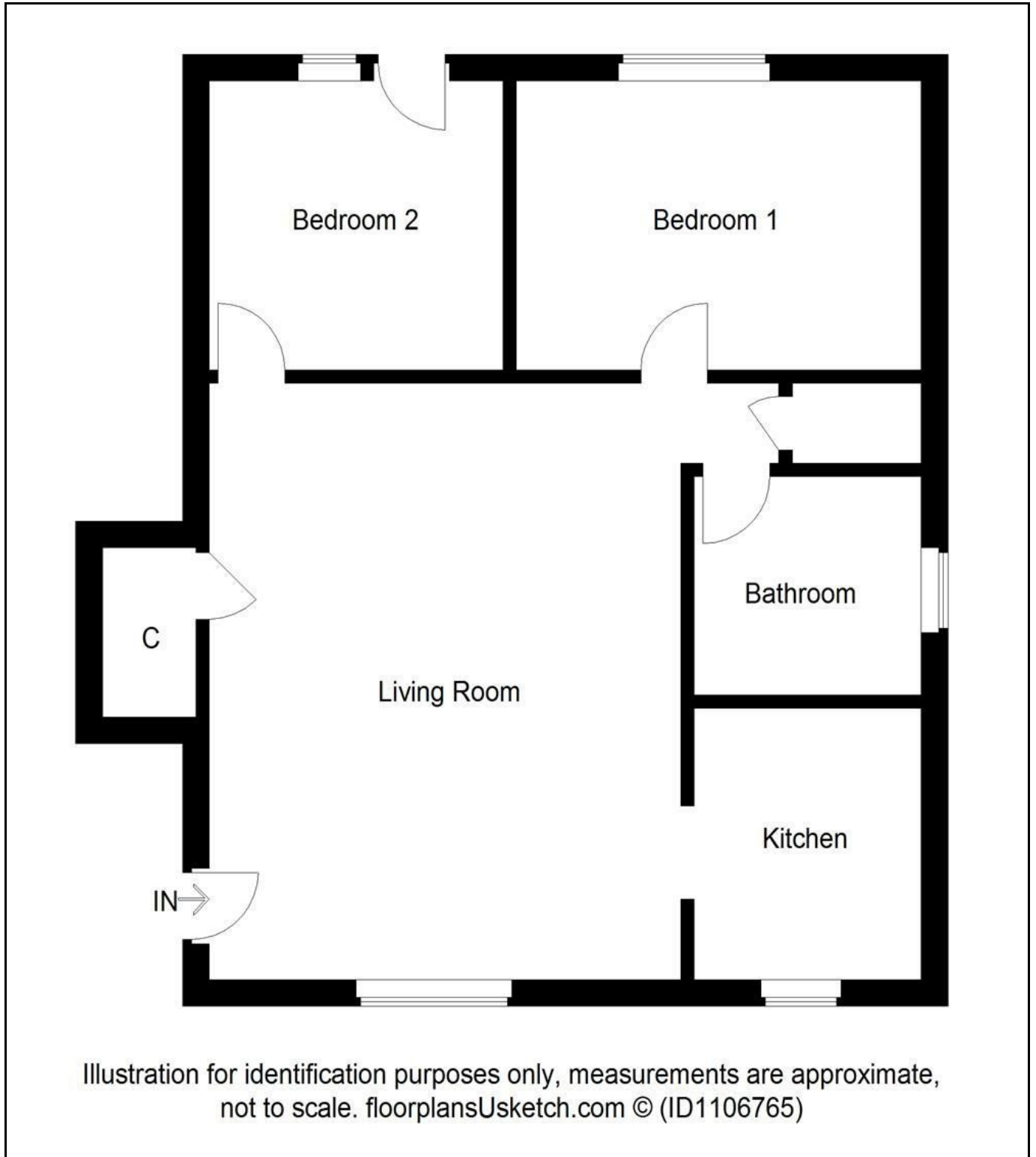
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £167.00) 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	92 plus) A		
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	