



Perrymans , Georgeham, Braunton, Devon EX33 1JJ

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A quintessentially English, 'chocolate box' attached thatched period cottage in a sought after village close to North Devon's premier beaches & coastline.

Village amenities close by. Putsborough beach within a healthy walk.  
Croyde/Woolacombe 10 Minutes.

- RENT INCLUDES COST OF WATER AND GARDEN MAINTENANCE
- Quality finish with modern refinements
- South facing garden
- Off-road parking for 2 cars
- Available 1 October
- One small dog considered by negotiation
- 6 months
- Deposit £1,326
- Council Tax Band C
- Tenant Fees Apply

£1,150 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)



## THE PROPERTY COMPRISES

Half glazed stable front door leads to:

### PORCH

Thatched PORCH with stone floor leading directly to:

### SITTING ROOM

With inglenook, fitted Jotul wood burner, bressumer, exposed stone, carpet, 3 wall lights. Stair case rising to first floor (described later).

### KITCHEN/DINING ROOM

With excellent range of units in oak with matching wall cupboards and slate work surfaces incorporating 1 ½ bowl stainless steel sink unit, cupboards and appliance space under, fire place feature with Jotul wood burning stove, quarry tiled flooring, space and plumbing for washing machine and dishwasher, space for free standing cooker, stainless steel and glass extractor hood, room for dining table.

### LOWER HALL

From the sitting room there is access to a LOWER HALL with slate cobbled flooring.

### SHOWER ROOM

With corner tiled cubicle, wash hand basin on marble and wrought iron base, low level WC, extractor fan, marble effect tiled flooring, shaver point.

### FIRST FLOOR LANDING

LANDING providing access to both bedrooms.

### BEDROOM 1

Double aspect room with slate sills, exposed floor boards, rustic screen separating EN SUITE CLOAKROOM of WC and wash hand basin on slate and stone base, exposed stone wall, two wall lights, wood effect tiled flooring.

### BEDROOM 2

BEDROOM 2 oak flooring, exposed stone wall, fitted wardrobe, slate window sill, further storage cupboard over staircase, louvered screen separating EN-SUITE CLOAKROOM with macerating WC, wash hand basin on slate surround and cupboard under.

### OUTSIDE

The garden is primarily arranged to the front of the house approached by a pedestrian gate. Woodstore next to front door. At the lower level is a cobbled area/terrace, above this are areas of gravel and lawn. This area of garden is wall and hedge enclosed providing a good deal of seclusion/ privacy and a side gate leads around to the gravelled CAR PARKING AREA FOR 2 VEHICLES to the rear of the house.

### SERVICES

Mains drainage, electricity and water. Modern electric heating throughout. According to Ofcom Superfast broadband is available at the property and mobile signal may be limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### SITUATION

Located at the centre of the highly desirable village of Georgeham, within a Conservation area, adjacent to a quiet country lane and just 1.5 miles away from Putsborough

Sands, widely regarded as the very best sandy beach in the area. There is easy access to the beaches at Saunton (also with Championship golf course), Croyde and Woolacombe all providing top rated surfing, Georgeham has a village shop/post office, a primary school (rated good by OFSTED in 2019), 2 excellent pubs and an hourly bus service. Within easy reach by car are Braunton (10 minutes), Ilfracombe (20 minutes), Barnstaple (20 minutes) and Exmoor (45 minutes). Barnstaple is about 45 minutes from Junction 27 of the M5 and from Tiverton Parkway which offers a fast service of trains to London Paddington, in just over 2 hours. There is also a train service from Barnstaple to Exeter and National Express services. The property is within a conservation area and there are pleasant views across the village roof tops to open countryside. The nearest international airports are at Bristol & Exeter.

### DIRECTIONS

Entering Georgeham from the Croyde direction, pass the village hall on your left and turn immediately left into Netherhams Hill where the property can be found in a short distance on the right hand side.

WHAT3WORDS///knowledge.watch.bluffs

### AGENT'S NOTE

The property is for sale and remains for sale throughout a tenancy.

### LETTINGS

The property is available to let, unfurnished (apart from the beds), long term on an Assured Shorthold Tenancy for 6 months and is available 1 October. RENT: £1,150.00 PCM to include the cost of WATER, DRAINAGE and GARDEN MAINTENANCE but exclusive of all other charges. One small dog considered by negotiation. No Cats . No sharers or smokers. DEPOSIT: £1,326.00 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 £34,500.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

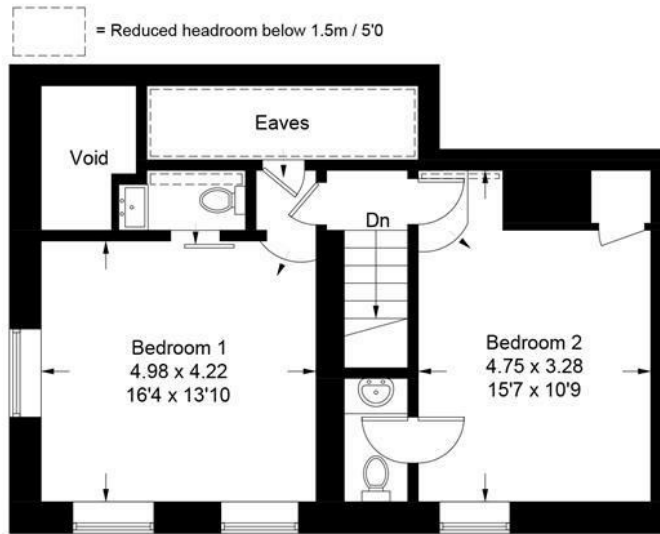
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £265.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their 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

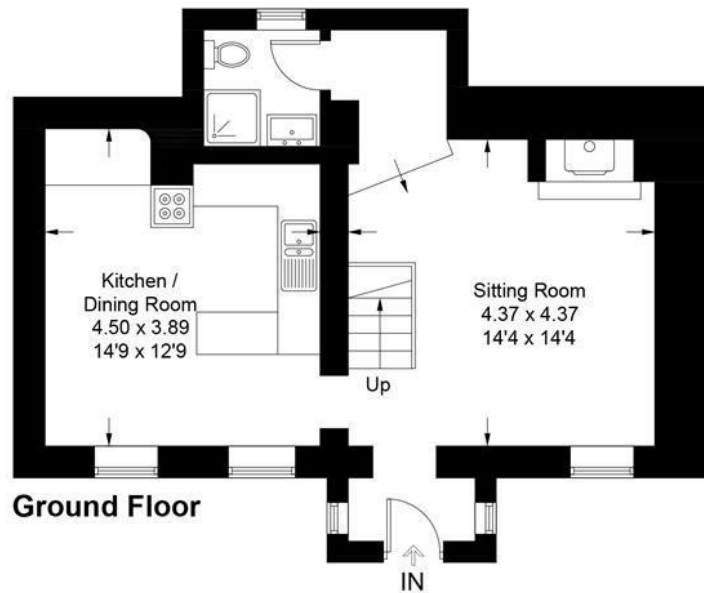
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 90.0 sq m / 969 sq ft  
(Including Eaves & Excluding Void)



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109584)

*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) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	58
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	