



Flat 12 Jubilee Court, Burvill Street, Lynton, Devon EX35 6BJ

Spacious split level 3-bed apartment in this coastal village.

Lynton & Lynmouth - Walking distance, Exmoor - 5 miles, Barnstaple - 19.5 miles

• Spacious Apartment • Modern Finish • Close to village amenities • Parking Space • Available end of January • Regretfully not suitable for pets • 6/12 months + • Deposit £894 • Council Tax Band C • Tenant Fees Apply

£775 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Main front door into communal

ENTRANCE

Giving access to stairs rising to the Apartment. Inner front door to Apartment giving access to

ENTRANCE HALL

Carpets, electric heater, stairs to first floor. Doors off to

KITCHEN/ SITTING ROOM/ DINING ROOM

17'3" x 13'5"

Good sized sitting area with carpets and electric heater, TV point. Dining area. Well fitted kitchen with wide range of units, built in fridge freezer, washing machine, electric cooker, hob and extractor, 1 ½ bowl stainless steel sink, vinyl floor to kitchen area. 2 velux windows.

BATHROOM

6'1" x 5'9"

With modern white fitted suite, bath with shower over, WC and handbasin, fully tiled, electric radiator.

BEDROOM TWO

10'1" x 9'4"

Double room with carpet, electric heater and velux window.

BEDROOM THREE

10'0" x 5'10"

Single room with carpet, electric heater and velux window.

STAIRS TO FIRST FLOOR

Landing area with open fronted hanging store.

MASTER BEDROOM

13'10" max x 9'10" max

Double room with carpet, 2 electric heaters and velux window. Opening to

ENSUITE WET ROOM

6'4" max x 4'3" max

Fully tiled with Mira shower, WC and handbasin.

STORE ROOM

Good size store housing hot water cylinder, carpet.

OUTSIDE

The property is approached from a council maintained road into private car park with allocated spaces.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric heating

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220 Mbps - Superfast: Download 80 Mbps, Upload 20 Mbps - Standard: Download 21 Mbps, Upload 1 Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band C

AGENT'S NOTE

The photographs used are historic.

SITUATION

The town of Lynton and its twin village of Lynmouth are situated on the North Devon coast, approximately mid way between Ilfracombe and Minehead, surrounded by magnificent scenery. The high ground of Exmoor falls to meet unusual "hogback" cliffs that plunge steeply over 600 feet into the sea, providing a breathtaking backdrop to the two rural

communities. The Lyn Rivers tumble through deep wooded valleys, meeting at Lynmouth, to flow across a rocky shore to the open sea, a small harbour, flanked by the famous Rhenish Tower hints about a herring trade, once sustaining Lynmouth's community, whilst the small town of Lynton, originally supported by sheep farming, stands high on the cliff top, above its sister village. Lynton and Lynmouth have many gift shops, restaurants and pubs, and for those who are a little more energetic, some fantastic walks with views that will take your breath away. Barnstaple, the regional centre is about 19 miles, and houses the area's main business, commercial, leisure and shopping venues. Junction 27 of the M5 Motorway is less than an hour by car, where Tiverton Parkway also offers a fast service of trains to London (Paddington) in just about 2 hours.

DIRECTIONS

At Barbrook opposite the petrol station, bear left onto the B3234 signposted Lynton. After about a mile and a quarter, bear left again, signposted Lynton Station Road. Climb the hill and continue down the other side, dropping down into Lynton. At the T junction, Lee Road, bear right. Eventually bear right into Burvill Street and Jubilee Court will be found after a short distance on the left.

What3Words ///dimes.paces.flesh

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available end of January. RENT: £775.00 PCM exclusive of all other charges. Regretfully not suitable for pets. DEPOSIT: £894.00 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). No sharers or smokers. A minimum annual gross household income of £23,250.00 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 £178.00) 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(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



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