



42 Shearford Close, Barnstaple, Devon EX31 1AG

Superbly presented and high quality 4-bed detached house in sought after area near the hospital.

Barnstaple Town Centre - 1.5 miles, Exmoor National Park - 8.7 miles, Coast at Saunton - 7.5 miles

• 4 double bedrooms • Solar panels & gas-fired central heating • Large master with en-suite bedroom • Garden, single garage and driveway • Available 1 May • 12+ months • One pet considered by negotiation • Deposit £1903 • Council Tax Band E & EPC Rating A • Tenant Fees Apply

£1,650 Per Calendar Month

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

THE PROPERTY COMPRISES

Paved path leads to composite front door giving access to:

HALLWAY

Spacious entrance hall. Coir matting. Tiled floor. Radiator. Thermostat. Meter cupboard. Smoke alarm.

CLOAK ROOM

Tiled floor. Wash hand basin. WC. Radiator.

LIVING ROOM 19'11" x 11'1" + bay window

Spacious dual aspect room. Fitted carpet. Two radiators. French doors into garden.

2nd RECEPTION ROOM 9'6" mx x 8'7" max

Versatile dual aspect room which could be used as a snug/cinema room or home office or hobby room. Fitted carpet. Radiator.

KITCHEN/DINING ROOM 23'0" x 13'6" max

Large open plan room with modern slab style kitchen in cream with J-handles and contrasting wood-effect laminate work surface. Black composite 1.5 bowl sink and drainer with stainless steel mixer tap. Electric hob. Two electric ovens. Built-in dishwasher and undercounter fridge. Tiled floor. Understairs cupboard. Two radiators. French doors into garden.

UTILITY ROOM 8'0" x 5'8"

Matching units to kitchen. Built-in washing machine. Builtin tumble dryer. Built-in 70/30 split fridge-freezer. Black composite sink. Stainless steel mixer tap. Tiled floor. extraction fan. Door to back garden.

FIRST FLOOR LANDING

Fitted carpet. Radiator. Cupboard housing the gas boiler. Smoke alarm. Carbon monoxide alarm.

MASTER BEDROOM 14'10" x 11'11"

Large double bedroom with built-in wardrobes. Views over the garden and beyond. Fitted carpet. Two radiators.

EN-SUITE SHOWER ROOM 10'2" max x 6'4" max

Large walk-in shower. Wash hand basin. WC. Heated towel rail. Vinyl flooring. Partially tiled walls. Extraction fan.

BEDROOM 2 11'1" max x 10'4" max

Double bedroom. Built-in wardrobe. Fitted carpet. Radiator.

BATHROOM 7'6" x 6'3"

3-piece white suite with shower over the bath. Heated towel rail. Partially tiled walls. Vinyl flooring.

BEDROOM 3 11'1" max x 11'1" max

Double bedroom. Fitted carpet. Radiator.

BEDROOM 4 11'1" x 8'7" max

Compact double bedroom. Fitted carpet. Radiator.

OUTSIDE FRONT

Paved path to front door. Gravelled plant beds with various shrubs. Driveway parking for 3 cars. SINGLE GARAGE with electric up-and-over door. Concrete floor. Light and power connected. Pedestrian access to the rear garden.

OUTSIDE REAR

Private paved patio and good-sized lawn. Gravelled area to the side. Side door into garage. Outside tap and light.



SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

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

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

Local Authority: Council tax band E

SITUATION

Pilton is an extremely popular area of Barnstaple, much sought after because of its proximity to the North Devon District Hospital. Pilton Village has its own amenities of shops and schools, whilst only one mile away and within walking distance, is the town of Barnstaple. Located on the banks of the River Taw and Yeo and being North Devon's Regional Centre, Barnstaple houses the areas main shopping, business and commercial venues.

DIRECTIONS

What3Words ///cave.those.formal

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 1 May. RENT: £1,650.00 PCM exclusive of all other charges. One pet may be considered by negotiation. Where the agreed let permits pets the RENT

will be £1,675. DEPOSIT: £1,903 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 £49,500.00 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 £380.00) 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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	96	96
101-110 A		
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	