



30 Elmlea Avenue, Fremington, EX31 3DF

Newly decorated, spacious 3-bed semi-detached property situated in the desirable village of Fremington.

Fremington amenities - walking distance, Barnstaple - 3 miles, beach at Instow - 2.5 miles

• Spacious, newly decorated semi • Off-road parking & gardens • Ample storage • Gas-fired central heating • Available IMMEDIATELY • 6/12 months • One pet may be considered by negotiation • Deposit £1321 • Council Tax Band B • Tenant Fees Apply

£1,145 Per Calendar Month

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

THE PROPERTY COMPRISES

Wrought iron gate gives access to pedestrian path leading to front porch with uPVC front door into:

HALLWAY

Space for coats and boots. Wood effect vinyl flooring. Radiator. Smoke alarm. Fuse board. Stairs rising to first floor. More on this later.

LIVING ROOM

16'5" x 11'11"

Dual aspect spacious room with built-in ornamental fire place (not in use) and shelving. Fitted carpet. Radiator.

KITCHEN/BREAKFAST ROOM

13'11" x 10'0"

Fitted white shaker-style kitchen with contrasting dark grey patterned laminate work surface. Gas hob. Electric oven. Stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine. Space for fridge-freezer. Extraction hood. LARDER. Tile-effect vinyl flooring. Heat alarm. Carbon monoxide alarm. Thermostat. Radiator.

REAR HALL

Tile-effect vinyl flooring. Door to back garden.

UTILITY ROOM

7'4" x 5'10"

Wood-effect vinyl flooring. Gas boiler. Carbon monoxide alarm.

STORE ROOM

5'11" x 5'2"

Wood-effect vinyl flooring.

CLOAK ROOM

5'10" x 6'2"

WC. Tile-effect vinyl flooring.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

BEDROOM 1

16'4" x 9'3" max

Spacious dual aspect double bedroom. Built-in cupboard. Fitted carpet. Radiator.

BEDROOM 3

10'1" x 7'0"

Single bedroom. Fitted carpet. Radiator.

BEDROOM 2

10'1" x 9'5"

Double bedroom. Fitted carpet. Radiator.

SHOWER ROOM

5'11" x 5'11"

Modern quadrant shower suite. Wash hand basin with cupboard underneath. WC. Heated towel rail. Tile-effect vinyl flooring.

OUTSIDE FRONT

Laid to lawn with mature beds and hedges. Off-road parking for 1/2 cars. Side pedestrian access to rear.

OUTSIDE REAR

Lovely sun-trap garden largely laid to lawn with various borders with mature plants and shrubs. Two separate patio areas. Pedestrian gate leading to the front.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Oftcom predicted broadband services - Superfast: Download 78 Mbps, Upload 20 Mbps.

Ultrafast: Download 1000 Mbps, Upload 1000 Mbps

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

Local Authority: Council tax band B

Example 2;

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Shared private water- £-- per calendar month payable to the landlord for water.

Heating -

Oftcom predicted broadband services - Standard: Download -- Mbps, Upload -Mbps.

Superfast: Download -- Mbps, Upload -- Mbps

Oftcom predicted mobile coverage for voice and data: Internal - EE & O2. External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

SITUATION

Fremington is a very popular area and benefits from a fantastic selection of amenities which include a primary school, church, choice of public houses, Chinese restaurant, fish and chip



shop, small supermarket/post office, hair dressers, doctor's surgery, dentist, nursing home, village hall, sports field. The Tarka Trail is a former railway line route which runs from Braunton to Meeth, covering about 30 miles and a series of connected footpaths, bridleways and cycle paths which pass through some of North Devon's most beautiful scenery.

The property is located 2.5 miles away from the highly desirable coastal village of Instow with popular sandy beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghys. Amenities at Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 3½ miles and offers all the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundells at Tiverton. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours.

DIRECTIONS

From Barnstaple continue out of the town up Sticklepath Hill and upon reaching the roundabout at the Cedars Inn proceed straight across sign posted to Bickington, Fremington & Yelland. Entering Fremington, continue on past The Fox and New Inn pubs on your left and take the 2nd turning on the left into Higher Road. Follow this road around the right hand bend (now called Beechfield Road). Take the first right turn into Elmlea Avenue where the property will be found on your left.

What3Words: ///plod.travel.afraid

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available IMMEDIATELY. RENT: £1,145.00 PCM exclusive of all other charges. One pet may be considered by negotiation. Where the agreed let permits pets the RENT will be £1,175. DEPOSIT: £1,321 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 £34,350.00 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 £264.00) 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			
92-100	A		85
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		71	
England & Wales		EU Directive 2002/91/EC	