



**STAGS**

12 Grosvenor Street, Barnstaple, Devon EX32 7DT

Newly refurbished 3-bed mid-terraced house with courtyard close to Barnstaple town centre.

Barnstaple Town Centre - walking distance, beach at Instow - 6.5 miles, Exmoor - 4 miles

• New kitchen • Fully decorated and new floor coverings • Courtyard garden • Gas-fired central heating • Available IMMEDIATELY • 6/12 months • One pet may be considered by negotiation • Deposit £1269 • Council Tax Band B • Tenant Fees Apply

£1,100 Per Calendar Month

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



## THE PROPERTY COMPRISES

Composite front door leads to:

### ENTRANCE PORCH

Floor matting. Space for coats and boots. Electric meter.

### LIVING/DINING ROOM 23'8" x 9'10"

Dual aspect spacious room. Fitted carpet. Store cupboard. Thermostat. Two radiators. Smoke alarm. Carbon Monoxide Alarm.

### KITCHEN 11'6" x 6'7"

New slab style kitchen in light grey with stainless steel handles. Wood-effect laminate work surface. Electric cooker and hob. Gas boiler. Wood-effect vinyl flooring. Space and plumbing for a washing machine. Space for undercounter fridge/freezer. Radiator.

### BATHROOM 6'6" x 6'5"

Updated bathroom with 3-piece white suite. Shower over the bath. Wood-effect vinyl flooring. Radiator.

### FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

### BEDROOM 1 12'3" x 11'3"

Spacious double. Fitted carpet. Radiator.

### BEDROOM 2 9'10", 203'4" x 6'0"

Single bedroom. Fitted carpet. Radiator.

### SECOND FLOOR BEDROOM 3 17'3" max x 12'2" max (partially restricted head r

Fitted carpet. Radiator. Smoke alarm.

### OUTSIDE REAR

Concrete low maintenance courtyard. Sun trap seating area.

### OUTSIDE FRONT

Small concrete arear across path.

### 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. Standard: Download 16 Mbps, Upload 1 Mbps.

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

Local Authority: Council tax band B





## SITUATION

Conveniently located near the town centre. Barnstaple is located on the banks of the Rivers Taw and Yeo, and as North Devon's regional centre, houses the areas main business, commercial, leisure and shopping venues. North Devon's famous surfing beaches at Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough are within easy travelling distance as is Instow, Appledore, Exmoor and the North Devon Link Road. Junction 27 of the M5 is 45 minutes drive and where Tiverton Parkway provides a frequent fast train service to London Paddington in just under 2 hours. The nearest international airports are at Exeter and Bristol.

## DIRECTIONS

From our office, proceed up Bear Street, and at the traffic lights, cross straight over on the Bratton Fleming road. Take the first turning left into Grosvenor Street, the property will be found at the end of the street on the left.

## 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: £1,100.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,125. DEPOSIT:

£1,269 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 £33,000.00 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 £253.00) 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		
81-91 B		
69-80 C		
55-68 D		
43-54 E		
31-42 F		
21-30 G		
Not energy efficient - higher running costs		
England & Wales	83	60
EU Directive 2002/91/EC		