



67 Gloster Road, Barnstaple, EX32 9JS

Fully refurbished and spacious mid-terraced town house with courtyard garden located close to Barnstaple town centre.

Barnstaple town centre - walking distance, Bideford - 9 miles, beach at Instow - 3.5 miles

• 4 bedrooms • Quality refurbishment • New kitchen and bathrooms • Gas-fired central heating • Available IMMEDIATELY • 6/12 months • One pet may be considered by negotiation • Deposit £1557 • Council Tax Band B • Tenant Fees Apply

£1,350 Per Calendar Month

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



## THE PROPERTY COMPRISES

Front courtyard leads to composite front door giving access to:

### ENTRANCE PORCH

Terracotta tiles. Fuse board. Stained leaded glass door leads to:

### HALLWAY

Matting. Radiator. Smoke alarm. Stairs rising to first floor (more on this later).

### LIVING ROOM 11'8" x 11'5" + bay window

Feature fireplace. Fitted carpet. Radiator. Smoke alarm.

### DINING ROOM 11'10" x 11'2"

Wood-effect vinyl flooring. Built-in shelves and storage. Gas boiler. Combined smoke/carbon monoxide alarm. Store cupboard.

### KITCHEN 9'3" x 9'1"

Newly fitted slab style kitchen with integrated door handles. Contrasting stone effect laminate work surface. Electric cooker and hob. Black composite sink, drainer and mixer tap. Integrated extraction fan. Integrated slimline dishwasher. Space for tall fridge/freezer. Wood-effect vinyl.

### UTILITY ROOM 5'7" x 5'1"

Space and plumbing for washing machine and tumble dryer. Stone effect laminate work surface in grey. Wash hand basin and cupboard underneath. Extraction fan. Radiator. Wood-effect vinyl floor.

### FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

### WC

Wash hand basin with cupboard underneath. WC. Wood effect vinyl flooring.

### BEDROOM 4 9'3" max x 6'10"

Single bedroom or office. Fitted carpet. Radiator. Smoke alarm.

### BATHROOM 8'5" x 4'4"

3-piece white suite. Shower over the bath. Wash hand basin. WC. Store cupboard. Wood effect vinyl flooring.

### BEDROOM 1 15'3" x 11'8"

Large double bedroom, Fitted carpet. Radiator. Smoke alarm.

### 2ND FLOOR LANDING

Fitted carpet. Store cupboard. Smoke alarm.

### BEDROOM 3 11'7" x 9'3"

Double bedroom. Fitted carpet. Feature fire place (not in use). Radiator. Smoke alarm.

### BEDROOM 2 15'3" x 11'10"

Large double bedroom. Fitted carpet. Feature fire place (not in use). Radiator. Smoke alarm.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Superfast: Download 74 Mbps,





Upload 18 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band B

## SITUATION

Situated in the popular Newport area of Barnstaple, within close proximity of Newport primary school, Park secondary school, doctor's surgery, bus route, supermarket and local shops. Barnstaple town centre is about ¼ of a mile, and as the regional centre of North Devon, houses the area's main business, commercial, leisure and shopping venues, including the renowned Pannier Market and Butcher's Row, as well as theatres, cinema, leisure centre and North Devon District Hospital. The North Devon Link Road is within easy access, leading on, in about 45 minutes to Junction 27 of the M5 Motorway, where Tiverton Parkway also provides a fast service of trains to London (Paddington) in about 2 hours. The North Devon coast, including the popular sandy, surfing beaches at Saunton, Croyde and Woolacombe are all within easy reach, as is Instow and the Cornish border. Exmoor is also easily accessible.

## DIRECTIONS

What3Words ///slide.cult.volume

From our office proceed to the top of Bear Street turning right at the traffic lights onto Alexandra Road (A39), turn left at the roundabout onto Belle Meadow Road and right at the next roundabout onto Victoria Road, take the 3rd right into Newport road, proceed up the road passing the Vauxhall garage and Bathwick tyres, Gloster Road is the first left hand turn, the property will be found a short distance up the road on the right.

## LETTINGS

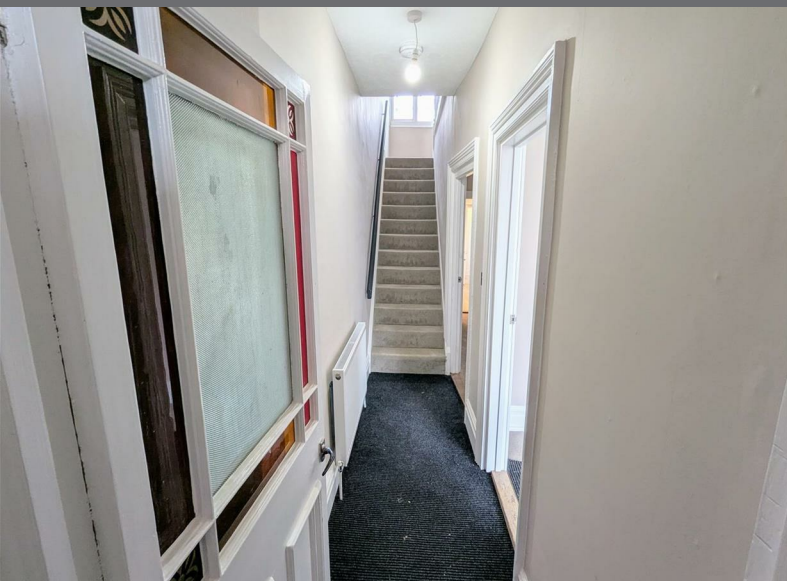
The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available IMMEDIATELY, RENT: £1,350.00 PCM exclusive of all other charges. One pet may be considered by negotiation. Where the agreed let permits pets the RENT will be £1,400.00. DEPOSIT: £1,557 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 £40,500.00 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 £311.00) 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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP  
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rentals.northdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
181-214 <b>A</b>		
155-180 <b>B</b>		
129-154 <b>C</b>		
103-128 <b>D</b>		
77-102 <b>E</b>		
51-76 <b>F</b>		
25-50 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	60	82