



1 Huxtables The Square, North Molton, EX36 3HP

Delightful character cottage with wonderful private rear garden located in the heart of North Molton.

North Molton amenities - walking distance, South Molton - 3.5 miles,
Barnstaple - 14 miles

• Well-presented & centrally located • 3 double bedrooms, 2 bathrooms • Delightful garden • Oil-fired central heating • Available 16 June 2025 • One pet considered by negotiation • 6 / 12 months • Deposit £1153 • Council Tax Band B • Tenant Fees Apply

£1,000 Per Calendar Month

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

THE PROPERTY COMPRISES

Timber front door leads to:

KITCHEN/DINING ROOM 18'10" max x 13'1" max

White shaker-style kitchen with laminate work surface. Belfast sink with hot and cold water taps. Space and plumbing for a washing machine, tumble dryer and undercounter fridge/freezer. Oil-fired Rayburn. Carbon monoxide alarm.

REAR HALLWAY

Fitted carpet. Smoke alarm. Store room. Door to back garden.

LARDER

Fitted carpet and shelving. Power connected.

LIVING ROOM 14'5" max x 10'0" max

Good-sized reception room. Fitted carpet. Radiator. Open fireplace (NOT IN USE).

FIRST FLOOR LANDING

Spacious light and airy landing with room for seating. Fitted carpet. Radiator. Smoke alarm.

BEDROOM 2 14'0" x 9'2"

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

SHOWER ROOM 6'5" x 5'2"

Walk-in shower with electric shower. Wash hand basin with cupboard underneath. WC. Tile effect vinyl flooring.

BEDROOM 3 10'3" x 10'2"

Double bedroom. Fitted carpet. Radiator.

BATHROOM

6'1" x 5'1"

Wash hand basin. Bath. Heated towel rail. Airing cupboard with immersion heater. Tile effect vinyl flooring.

BEDROOM 1

17'7" x 8'10"

Spacious double bedroom. Nice outlook over the square. Fitted carpet. Radiator.

OUTSIDE FRONT

Plant beds with mature shrubs. Cobbled pavement. On-street parking.

OUTSIDE REAR

Lean-to porch providing storage. Shed housing the oil boiler and provision of further storage. WC. Suntrap patio. Outside light and tap. Top tier of garden laid to lawn. Oil tank.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - N/A

Heating - Oil-fired central heating and oil-fired Rayburn

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

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

Local Authority: Council tax band B



DIRECTIONS

From the western end of the Square in North Molton take the road signed to Heasley Mill. The property will be seen very soon after on the left.

What3words ///unframed.signs.include

SITUATION

The property is set in the very much sought after village of North Molton, which offers an excellent range of village amenities including a good primary school, public house, two churches, garage/petrol station, sports club and village shop. North Molton is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5 (J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is three miles and offers a good range of social, shopping and banking facilities and further schooling to secondary level.

The boundary of Exmoor National Park is about 1.5 miles from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 / 12 months plus and is available

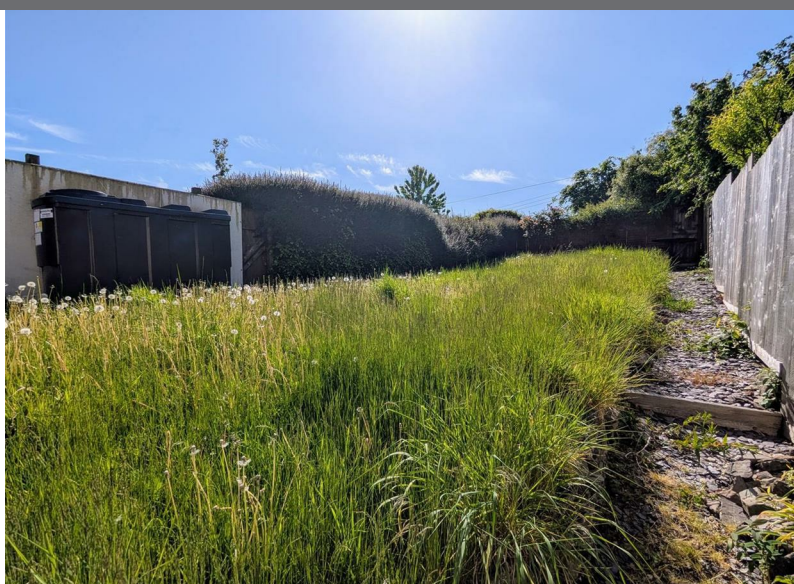
16 June 2025. RENT: £1,000.00 PCM exclusive of all other charges. One pet considered by negotiation. Where the agreed let permits pets the RENT will be £1,025. DEPOSIT: £1,153 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). No sharers or smokers. A minimum annual gross household income of £30,000.00 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 £230.00) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			42
(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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