



STAGS

4 Meadow Road, Barnstaple, Devon EX31 4AF

Well presented, 3-bed semi-detached property situated on quiet street on the outskirts of Barnstaple.

Barnstaple town centre - 1 mile, Braunton - 4.5 miles, Exmoor - 9.5 miles

• ***FULLY BOOKED FOR VIEWINGS*** • Low maintenance front garden, sun-trap rear garden • New carpets and fully decorated • 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

THE PROPERTY COMPRISES

Low maintenance front garden laid to shingles with path leading to uPVC front door into:

FRONT PORCH

5'10" x 4'3"

Handy space for coats and boots. Laminate floor.

HALLWAY

Bright hallway with solid wood floor. Understairs cupboard. Radiator. Thermostat. Smoke alarm.

LIVING ROOM

12'9" x 11'9" max

Bright room with solid wood floor and open fire place (not in use). Radiator.

KITCHEN/DINING ROOM

18'2" max x 10'10" max

Solid wood floor. Shaker style oak effect kitchen with stainless steel handles and contrasting grey laminate work surface. Belfast sink. Mixer tap. Range cooker with electric oven and gas hob. Extraction hood over. Space and plumbing for washing machine and dishwasher. Radiator. Carbon monoxide alarm. Back door to garden.

FIRST FLOOR LANDING

Fitted carpet. Airing cupboard with gas boiler. Carbon monoxide alarm.

BATHROOM

7'7" x 6'10" max

3-piece white suite including oak effect panelled bath with shower over. Wood-effect vinyl flooring. Radiator.

BEDROOM 2

10'10" x 10'10"

Double bedroom. Laminate floor. Radiator. Looks out over rear garden.

BEDROOM 1

11'4" max x 10'0"

Double bedroom with built-in wardrobes. Fitted carpet. Radiator.

BEDROOM 3

7'9" max x 7'7" max

Single bedroom. Fitted carpet. Radiator.

OUTSIDE REAR

Concrete path along rear of house with steps leading up to sheltered, paved patio area. Outside tap. Pedestrian access to front.

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 B

SITUATION

Conveniently situated in the enviable area of Bradiford, in a no through road, and within walking distance of local amenities is this desirable semi-detached house. Nearby amenities include well regarded Primary and Secondary schools in Pilton, place of Worship, public houses such as The Windsor Arms less than a 5 minute walk, popular fish & chip and Indian takeaways, hairdressers etc. Barnstaple is the historic and regional centre of North Devon, and houses the area's main business, leisure and shopping venues. It is within a very short drive or 10-15 minute walk. From Barnstaple there is access to the North Devon Link Road which leads on in about 45 minutes to Junction 27 of the M5 Motorway, and



where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The famous coastal resorts of Woolacombe, Croyde and Instow are all within easy excess as is Exmoor National Park.

DIRECTIONS

What3Words: ///riders.lost.artist

From Barnstaple town centre take the A39 sign posted Lynton. At Pilton Causeway pass Yeo Vale Road and St Georges road on the right, take the next turning left in to Pilton Quay. Pass Pilton Street on the right and take the next turning right into Abbey Road. At the top turn left into Under Minnow Road and follow this road down the hill. Immediately before the bridge, you will see Meadow Road on the left hand side. Take this road and you will find the property a short distance down the road on your 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. One Pet may be 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.

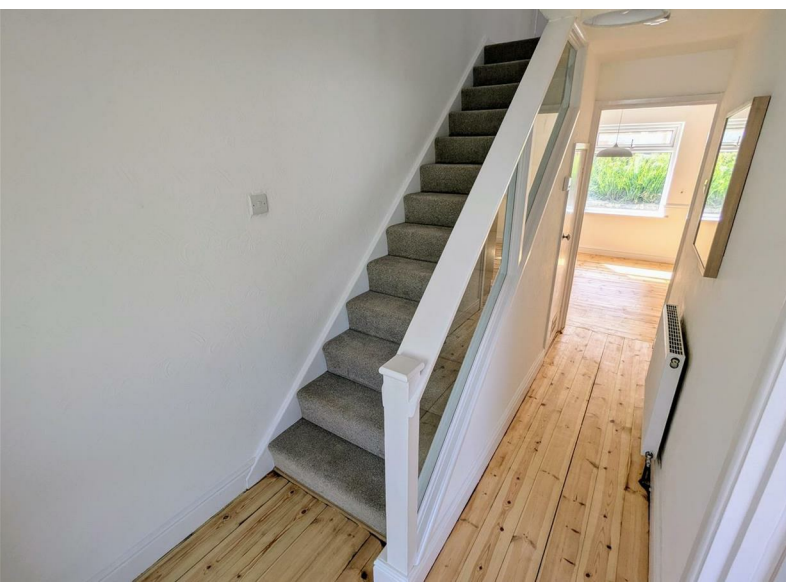
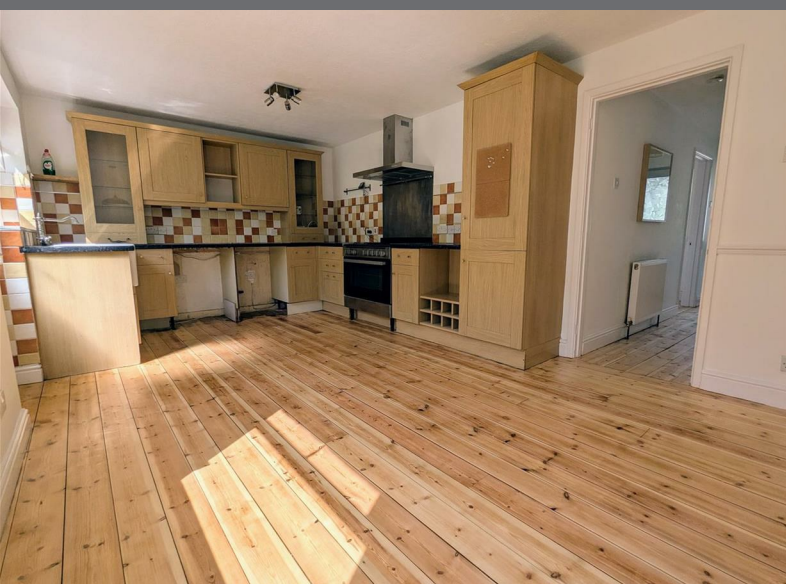
TENANT FEES & HOLDING DEPOSIT

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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP
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@StagsProperty



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	56
E (49-54)	
F (39-48)	
G (31-38)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	