



59 Cooks Cross, South Molton, Devon EX36 4AW

A charming mid-terraced cottage just off the centre of the Town.

From the Stags office in South Molton proceed along Broad Street in the Barnstaple direction. Keep left before the Royal Mail delivery office turning

• Cosy cottage • Convenient location • Gas-fired central heating • Large Shared Garden • Available 11 July • 6/12+ months • One pet considered by negotiation • Deposit £865 • Council Tax Band A • Tenant Fees Apply

£750 Per Calendar Month

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

THE PROPERTY COMPRISES

Wooden door into

SITTING ROOM

13'0" x 11'11"

A good size room with carpet, radiator, DG window to front, built in cupboards housing electric and gas meters. Door to

KITCHEN

9'3" x 7'8" + alcove

Well fitted with a range of wall and base units in a modern finish, white tiled splash back, built in electric cooker and hob with extractor over, stainless steel sink, space for fridge, vinyl floor, window over looking the rear garden and radiator. Door to

REAR HALL

With space and plumbing for washing machine, vinyl floor. Door to outside and door to

WC

With sink and WC. Boiler and radiator.

FROM THE SITTING ROOM

Stairs to Landing with doors off to

BEDROOM 1

11'10" x 9'6"

Double room to the front of the property. Carpet, radiator and window.

BEDROOM 2

11'2" 7'5" max

Single room to the rear of the property. Carpet, radiator and window.

BATHROOM

6'2" x 6'2"

With a fitted white suite, bath with shower attachment, WC and handbasin. Window and radiator.

OUTSIDE

To the rear of the property is a large shared garden, mainly laid to lawn with a small area of hard standing. Outside shed. There is a pedestrian access into the garden from the end of the terrace.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Standard: Download 18 Mbps,

Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps

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

Local Authority: Council tax band A

SITUATION

This thriving market town offers a full range of shopping, social and banking facilities including infant, junior and senior schools. The North Devon link road, approximately two miles away gives easy access to the regional centre of Barnstaple to the west and Tiverton and the M5 Junction 27 to the east. There is a main line railway station at Tiverton Parkway with regular train connections to London Paddington and an international airport at Exeter.

The boundary of Exmoor National Park with its beautiful scenery and good sporting and recreational facilities and the rugged North Devon coast with delightful walks and sandy beaches are within easy reach by car.

DIRECTIONS

From The Square proceed down South Street at the first cross roads Cooks Cross, turn right and the property will be found a short way down on the right hand side marked with a Stags To Let board.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 11 July. RENT: £750.00 PCM exclusive of all other charges. One Pet considered by negotiation. Where the agreed let permits pets the RENT will be £775.00. DEPOSIT: £865.00 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 £22,500.00 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 £173.00) 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		