



## Sandpiper Cottage Cartlands, Instow, Devon EX39 4LY

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A fantastically situated property overlooking the Instow coast.

Instow beach, shops, pubs/restaurants, Tarka Trail, cricket and yacht clubs within walking distance.

• Coastal Views • Kitchen/ Sitting Room • 2 Double Bedrooms • Small front garden & Parking • Available IMMEDIATELY • 6+ months • One pet may be considered • Deposit £951 • Council Tax Band B • Tenant Fees Apply

£825 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

Front door into

### ENTRANCE HALL

With area for coats. Glazed door leading into

### KITCHEN/ SITTING ROOM

**15'6" max x 14'0" max**

Kitchen units to 1 ¼ sides. With fridge, stainless steel sink unit with mixer tap, electric oven and hob, Wall units to one side. Windows to front and rear. Carpets. Electric radiator. Door into

### HALLWAY

Obscure window to rear. Electric radiator. Fitted carpet. Doors off to

### BEDROOM ONE

**10'7" x 9'5"**

Double bedroom with window to front. Electric radiator. Carpets.

### BEDROOM TWO

**12'2" x 7'9"**

Double bedroom with window to front. Electric radiator. Carpets.

### BATHROOM

**8'10" max x 5'10" max**

Panelled bath with electric shower over, W.C., wash hand basin. Door to airing cupboard with shelving.

### OUTSIDE

Small garden to the front. Parking for 1/ 2 cars. CARPORT below and useful STORE. Light and power connected. Concrete flooring.

### SERVICES

Electric - Mains connected  
Drainage - Mains connected  
Water - Mains connected  
Gas - N/A

Heating - Electric heating

Ofcom predicted broadband services - Superfast: Download 37 Mbps, Upload 8 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

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

Local Authority: Council tax band B

### SITUATION

Sandpiper Cottage is situated on the fringe of the highly sought after coastal village of Instow in a fantastic elevated position, enjoying far reaching waterside views and ideally situated to walk to the beach, Tarka Trail and the amenities that Instow has to offer. The coastal village of Instow is highly desirable with popular sandy beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghies. Amenities at Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Hol is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There

is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 6 miles and offers the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundells at Tiverton or Kingsley in Bideford. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours. North Devon's famous surfing beaches at Saunton [also with championship golf course], Croyde, Putsborough and Woolacombe are 30/40 minutes, as is Exmoor.

### DIRECTIONS

Leaving Instow, in the direction of Barnstaple, after a short distance bear right sign posted Rectory Lane, which eventually leads up to the village primary school, continue on this road, pass Old Rectory Close on your left and take the next private drive on the left, shared by Cartlands and the neighbouring property beyond.

WHAT3WORDS///watched.duty.defenders

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 months plus and is available 16 June. RENT: £825.00 PCM exclusive of all other charges. WATER & DRAINAGE - shared supply between Cartlands, Sandpiper and Lapwing. 33.33% of the bill per calendar month payable to the landlord. One pet considered by negotiation. Where the agreed let permits pets the RENT will be £850. DEPOSIT: £951 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 £24,750.00 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 £190.00) 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.*

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 54      | 67                      |
| (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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