



2 Roe Close, South Molton, Devon EX36 3FN

Modern & well-presented 3-bed detached house with garage, driveway parking and garden, situated within the popular Bee Meadow estate located towards the outskirts of South Molton.

South Molton town centre - walking distance, Exmoor National Park - 5 miles, Barnstaple - 11 miles

• 3-bed, 2 bath detached house • Modern property in convenient location • Garage, parking & garden • Integrated appliances, Gas fired central heating • Available 19 September • One small pet considered by negotiation • 6/12+ months • Deposit £1442 • Council Tax Band C • Tenant Fees Apply

£1,250 Per Calendar Month

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

THE PROPERTY COMPRISES

Upvc front door leads to:

HALLWAY

Welcomes you into the home. Cupboard for coats and boots. LVT flooring. Radiator. Smoke alarm.

WC

Wash hand basin. WC. LVT flooring.

OPEN PLAN LIVING/DINING/KITCHEN AREA

Spacious open-plan room with fully fitted light grey kitchen with stainless steel handles and white laminate work surface. Sink, drainer and mixer tap. Integrated electric oven, electric hob, fridge, freezer, dishwasher and washing machine. Extraction hood. LVT flooring. Radiators. Heat alarm. Patio doors into garden.

FIRST FLOOR LANDING

Fitted carpet. Airing cupboard. Radiator. Smoke alarm.

BEDROOM 1

Spacious double. Fitted carpet. Radiator.

EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin. WC. LVT flooring. Towel radiator.

BEDROOM 2

Spacious double. Fitted carpet. Radiator.

BEDROOM 3

Single bedroom. Fitted carpet. Radiator.

BATHROOM

3-piece white suite. LVT flooring. Towel radiator.

OUTSIDE FRONT

Flower beds. Path to front door. Drive providing off-road parking for 2 cars.

GARAGE

Single garage. Concrete floor.

OUTSIDE REAR

Garden largely laid to lawn. Patio area. Outside light and tap. Door into garage.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating.

Ofcom predicted broadband services - Superfast: Download 78 Mbps, Upload 19 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.

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

Local Authority: Council tax band C

DIRECTIONS

From the town square proceed along Broad Street signed Barnstaple. Follow the road around to the right from where it is called Barnstaple Street. Proceed further along North Street

(B3226). After approximately half a mile turn left into Deerhill Road. Take the 2nd left into Fallow Close followed by the first right into Roe Close.

SITUATION

The property is located on the edge of the much sought-after market town of South Molton. The town offers a comprehensive range of amenities including schooling from nursery to secondary level, Sainsbury's supermarket, Post Office, banking facilities, pubs, cafes and an abundance of independent and artisan shops. The town also bustles when the popular twice weekly, award-winning pannier market and weekly stock markets take place.

The A361 bypasses the town and provides brisk passage to Barnstaple and the North Devon coast to the west and the M5 and Tiverton Parkway train station (London Paddington 1h 57m) to the east.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed.

For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 19 September. RENT: £1,250.00 PCM exclusive of all other charges. One pet considered by negotiation. Where the agreed let permits pets the RENT will be £1,275. No sharers or smokers. DEPOSIT: £1,442.00 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). A minimum annual gross household income of £37,500.00 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 £288.00) 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		94
(81-91) B	82	
(69-80) C		
(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