



4 Lions Mill, Bradiford, Barnstaple, Devon EX31 4AW

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A modern, spacious and unfurnished 2-bed maisonette apartment with parking and gas-fired central heating located close to Barnstaple.

Barnstaple - 1 mile Braunton - 4 miles North Devon Coast at Saunton Sands  
- 7 miles

• Modern spacious 2-bed maisonette • Great location near Barnstaple • Gas fired-central heating • Off-road parking • Available 1 September • Not suitable for pets • 12+ months • Deposit £1,096.00 • Council Tax Band A • Tenant Fees Apply

£950 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)



## THE ACCOMMODATION COMPRISES

Upvc front door leading to:

### ENTRANCE HALL

Space for shoes and coats. Tiled floor. Radiator. Stairs rising to:

### OPEN PLAN KITCHEN/DINING/LIVING SPACE

**30'5" x 17'5" max**

Multiple aspect, spacious open plan living area. Fully fitted quality shaker style kitchen in light grey with contrasting solid wood worktop. Ceramic 1.5 bowl sink, drainer and mixer tap. Built-in oven, gas hob, dishwasher, washing machine and fridge/freezer. Breakfast bar. LVT flooring. Radiators x3. Thermostat. Storage cupboard. Smoke alarm. Carbon monoxide alarm. French doors to BALCONY.

### INNER HALLWAY

LVT flooring. Smoke alarm.

### BEDROOM 1

**10'1" x 8'11"**

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

### BEDROOM 2

**10'1" x 7'8"**

Double bedroom. Fitted carpet. Radiator.

### SHOWER ROOM

**6'1" x 5'7"**

Walk-in shower. Vanity unit with wash hand basin and mixer tap. WC. Tiled floor. Heated towel rail. Extraction fan.

### OUTSIDE

Parking space to the 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. Superfast: Download 1000 Mbps, Upload 1000 Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, O2 and Vodafone.  
Local Authority: Council tax band A

### SITUATION

Conveniently situated in the enviable area of Bradiford, in a no through private road, and within walking distance of local amenities is this modern 2-bed maisonnette apartment. 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: ///both.cubes.friend

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 passed the Windsor Arms and across the bridge. After approx. 150 yards you will see Lions Mill on your right. Turn into this road and follow the slight bend to the left. The property will be located immediately in front of you.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk).

## LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 1 September. RENT: £950.00 PCM exclusive of all other charges. Would suit a couple or single person. Not suitable for pets. No sharers or smokers. DEPOSIT: £1,096.00 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 £28,500.00 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 £219.00) 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

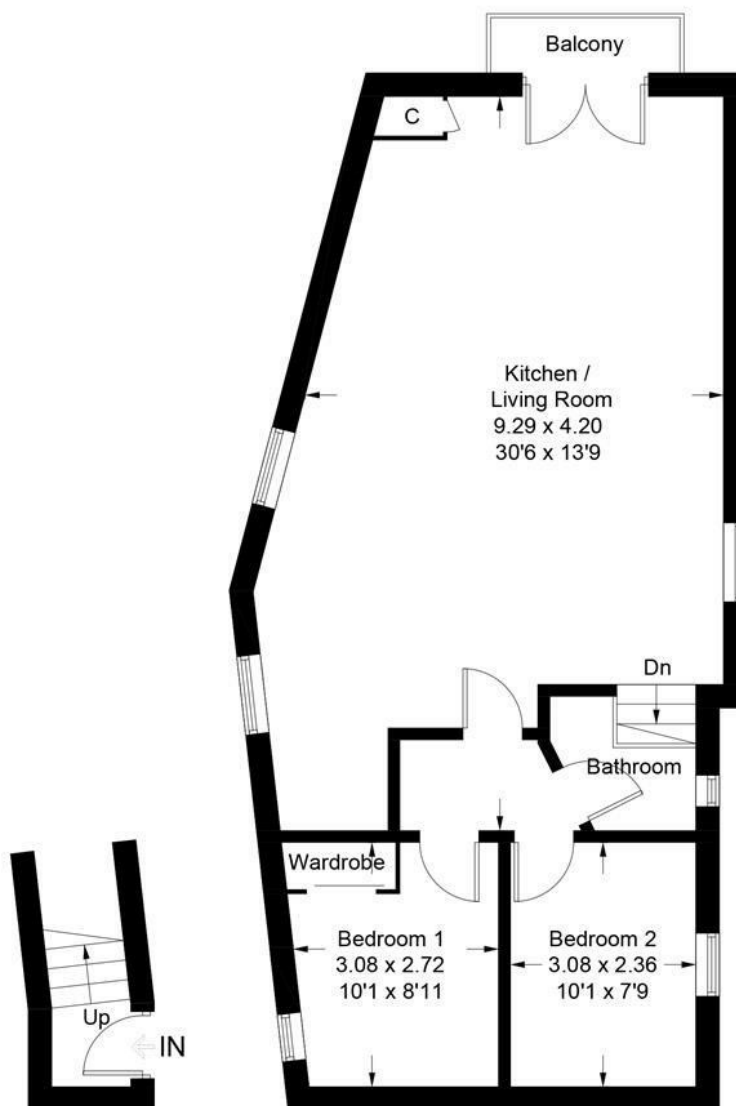
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.







Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Ground Floor First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082492)

**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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	