



Cinnamon Teal Marsh Lane, Instow, Bideford, Devon
EX39 4HU

Charming two bedroom coastal cottage with garden
and parking in the highly sought after village of Instow.

Instow beach, shop, restaurants, bus stops and more within walking
distance Bideford - 3 miles Barnstaple - 6 miles

• Attached Character Cottage • Level walking distance to the Beach • Delightful Garden • Private
Parking for One Vehicle • Available 1 October • One pet may be considered by negotiation • 6 /
12+ months • Deposit £1269 • Council Tax Band B • Tenant Fees Apply

£1,100 Per Calendar Month

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

THE PROPERTY COMPRISES

This is a great opportunity to rent a characterful, cosy waterside cottage in the highly sought after coastal village of Instow. This incredible location has the best of all worlds, situated on a quiet lane yet a short walk to Instow's sandy beach, shop, pubs and restaurants and only a 10 minutes drive to the three mile beach at Westward Ho!. Further afield are the surfing beaches of Croyde, Putsborough, Saunton and Woolacombe all within a 30 minute drive, Exmoor National Park and the Cornish border is around 45 minutes by car.

Cinnamon Teal has been lovingly and sympathetically renovated by the owners in their eleven years of ownership, transforming from a once dated home into a cosy yet, bright and light coastal home. On the ground floor, the accommodation is open plan in style with authentic slate flagstone flooring throughout (with underfloor heating) and feature beamed ceiling. The living area to the front has a large fireplace with wood burning stove and adjacent to the living area is the dining area with oak and modern glass staircase leading to the first floor. The modern kitchen is located to the rear of the property with wood effect work surfaces, and cream gloss floor and wall units, breakfast bar area and tiled splashbacks. There are a range of built in appliances including an induction electric hob and oven, dishwasher and microwave oven.

To the rear a door leads into a hall which has a concealed wall mounted gas combination boiler which provides hot water and heating for the property which is also can be controlled through a NEST remote system. There is space and plumbing for a washing machine, door leading into a down stairs WC with sink and a back door that leads to the rear garden.

On the first floor, there is an upstairs landing with window to the rear and access to the loft space. Doors lead into two double bedrooms and bathroom which comprises of a modern white suite with jacuzzi bath with electric shower over, WC, sink and chrome heated towel rail.

OUTSIDE

Outside there is a courtyard to the rear with raised stone beds planted with mature shrubs and ferns and shared pathway that leads to the parking area. Steps from the courtyard lead up to a private separate detached garden arranged over two tiers, there is a raised seating/BBQ area and summer house that enjoys all day sun and below a lawn garden.

PARKING

The property comes with a allocated parking space and useful storage shed.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Superfast: Download 44 Mbps, Upload 8 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

DIRECTIONS

(From Bideford) On reaching the village of Instow, you will see Marsh Lane located on your right hand side opposite the main turning leading down to Instow seafront.

SITUATION

Cinnamon Teal is situated within one of North Devon's premier coastal villages, with The South West Coast Path and Tarka Trail both close by, the latter being ideal for both cyclists and walkers alike. Instow has a family and dog friendly sandy beach and a range of amenities within level walking distance including general store (and off licence), Post Office, delicatessen, café, The Commodore Hotel and a variety of inn, popular pubs and restaurants. There is also a regular bus service from Instow, a thriving cricket club and The North Devon Yacht Club, where boats can be launched (moorings maybe available) all within a moments walk. The property is ideally situated between Barnstaple and the port and market town of Bideford, which sits on the banks of the River Torridge and offers an excellent range of amenities including supermarkets, banks, cafes and restaurants. Barnstaple is the regional centre and offers all the areas main business, commercial, leisure and shopping venues, with access via the A361, North Devon Link Road to (Junction 27) the M5 motorway at Tiverton, where Tiverton Parkway also provides rail access to London.

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 1 October. RENT: £1,100.00 PCM exclusive of all other charges. One pet 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.

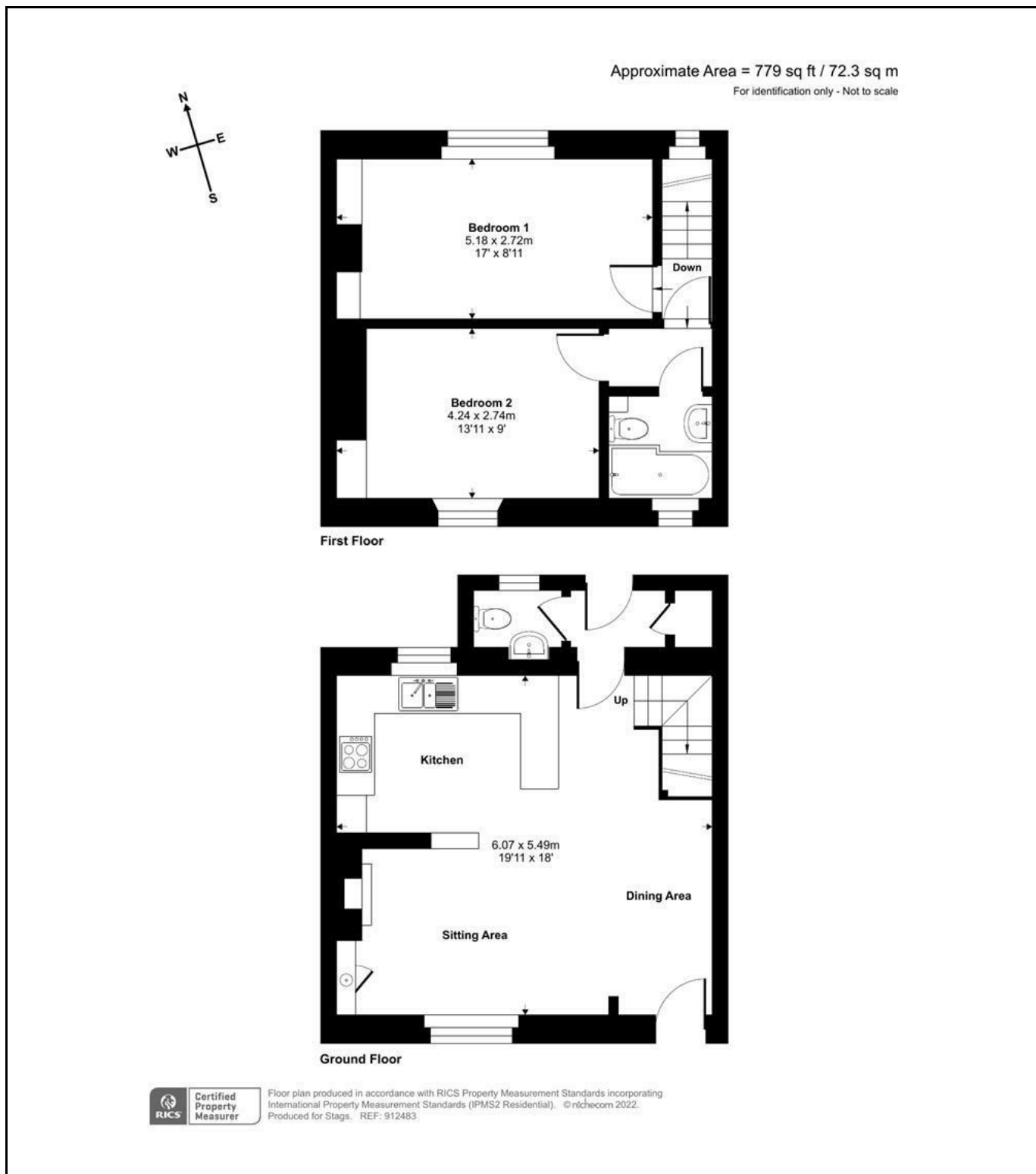
TENANT FEES & HOLDING DEPOSIT

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		