



Homelands Victoria Street, Combe Martin, Devon EX34
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An attractive renovated split level apartment in
Combe Martin.

Combe Martin amenities & beach - walking distance, Ilfracombe - 6 miles,
Barnstaple - 11 miles

• 2 double bedrooms • Courtyard garden • Gas-fired central heating • Conveniently
located • Available 11 November • 6/12 + months • Regretfully not suitable for
pets • Deposit £721 • Council Tax Band B • Tenant Fees Apply

£625 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Part glazed stable door into

ENTRANCE PORCH

With electric fuses and key meter. Carpets. Half glazed door into

ENTRANCE HALL

With stairs to first floor, under stair storage unit housing gas meter (key). Radiator. Half glazed door to outside. Carpets. Archway into

KITCHEN

10'2" x 7'8"

A bright room with modern white base units to three sides, beige marble effect roll top work surface with inset stainless steel sink with mixer tap and black marble style splash back. Freestanding electric cooker and hob with stainless steel splash back. Space and plumbing for washing machine. Narrow breakfast bar. Two built in wall cupboards and space for fridge/ freezer (current one could stay as fits the space but would be tenants responsibility to repair or replace). Large DG window to rear overlooking wooded valley. Chrome spot lights. Beige vinyl flooring. Radiator.

STAIRS TO FIRST FLOOR AND LANDING

With carpets, radiator and room thermostat. DG window to rear. Doors off to

SITTING ROOM

11'1" x 9'4"

A large airy room with DG bay window to front, curtains. Carpets. Radiator. Modern chrome spot light.

BEDROOM ONE

11'3" x 9'3"

Double room with DG window to front, curtains. Carpets. Radiator. Modern chrome spot light.

BEDROOM TWO

10'3" x 7'11"

Small double room with DG window to rear, curtains. Carpets. Radiator. Pendant light fitting.

BATHROOM

7'8" x 5'6"

Comprising of modern white 3 piece suite with WC, hand basin and panel bath with shower over. Fully tiled walls with large inset mirrors. Carpets. Radiator. DG window to rear.

OUTSIDE

To the rear of the property is a small paved courtyard garden with outside tap.

SERVICES

Electric - Mains connected (prepayment card)

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected (prepayment card)

Heating - Gas-fired central heating

Oftcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Standard: Download 16 Mbps, Upload 1 Mbps.

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

Local Authority: Council tax band B

SITUATION

Combe Martin, with its rugged cliffs and coves is situated on the dramatic North Devon coastline, set on the western fringe of the Exmoor National Park.

The village is located in some of the most outstanding coastal scenery in the area, and boasts the longest high street in the country, with a variety of shops and amenities, including primary school, Post Office, health centre, restaurants, public houses and places of worship. A regular bus service provides access to Ilfracombe, Minehead, Braunton and Barnstaple. All amenities are within easy walking distance.

DIRECTIONS

From the Aller Cross roundabout on the North Devon Link Road at South Molton proceed north on the A399 towards Blackmoor Gate and Combe Martin. At the Blackmoor Gate junction continue straight on towards Combe Martin on the A399. On reaching Combe Martin the property will be found on the Left hand side opposite the junction to Spurway Gardens marked with a To let board. On street parking is available on the Spurway Gardens road.

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 11 November. RENT: £625.00 PCM exclusive of all other charges. Regretfully not suitable for pets or young children. DEPOSIT: £721 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 £18,750.00 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 £144.00) 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 (ph1) A		82
81-91 B		
69-80 C		
55-68 D	63	
44-54 E		
31-43 F		
21-30 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC