



Galeka House Borough Road, Combe Martin, Devon  
EX34 0DQ

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A spacious, 2-bed, town centre apartment  
available for a long term let.

Combe Martin harbour & shops - walking distance, Ilfracombe - 4.7 miles,  
Barnstaple - 12 miles

• Newly decorated spacious 2-bed flat • Gas-fired central heating, Double glazing • Cost of water and drainage incl. in rent • Central location close to the beach • Available immediately • 12+ months • Regrettably not suitable for pets • Deposit £807 • Council Tax Band A • Tenant Fees Apply

£700 Per Calendar Month

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

## THE PROPERTY COMPRISES

Communal front door gives access to communal entrance hall servicing 2 flats and the fish and chip shop. Stairs rise to the first floor where the front door to the flat gives access to:

### HALLWAY

Welcomes you into the home. Fitted carpet. Cupboard. Thermostat. Radiator. Smoke alarm.

### LIVING/DINING ROOM 12'10" x 11'10" + bay window

Spacious room with bay window letting in lots of natural light. Fitted carpet. Radiator.

### KITCHEN 9'1" x 8'4"

Well-appointed kitchen with cream shaker style units and stainless steel handles. Contrasting wood-effect laminate work surface. Stainless steel one and a quarter bowl sink, drainer and mixer tap. Built-in gas hob and electric oven. Extraction hood. Space and plumbing for washing machine. Fridge/freezer. Tile-effect vinyl flooring.

### BEDROOM 1 10'11" x 10'1" max

Double bedroom. Fitted carpet. radiator. Large built-in wardrobe housing the gas boiler, electrical fuse board and carbon monoxide alarm.

### BEDROOM 2 14'1" x 8'11" max

Another double bedroom. Fitted carpet. Radiator.

### BATHROOM 9'3" x 7'10"

3-piece white suite with shower over the bath. Tile effect vinyl flooring. Radiator. Extraction fan. Sky light.

### 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. Standard: Download 17 Mbps, Upload 1 Mbps.  
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.  
Local Authority: Council tax band A

### AGENT'S NOTE

The flat is located immediately above the fish and chip shop. The communal entrance is shared with another flat and goods delivery access for the shop which must be kept clear at all times.

### SITUATION

Combe Martin, with its rugged cliffs, 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 passes nearby, and provides access to Ilfracombe, Minehead, Braunton and Barnstaple. Barnstaple, North Devon's regional centre, is about 12 miles, and offers the

area's main business, commercial, leisure and shopping venues. There is access at Barnstaple onto the A361, which runs through to Junction 27 of the M5 Motorway, in about 45 minutes, where there is also access to Tiverton Parkway and fast service of trains to London (Paddington) in just over 2 hours. The safe, sandy, surfing beaches at Croyde and Woolacombe are less than half an hour by car.

### DIRECTIONS

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### RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our 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), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing\\_the\\_rental\\_bills\\_regulation\\_act\\_2022.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_the_rental_bills_regulation_act_2022.pdf)

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available immediately. RENT: £700.00 PCM including the cost of water and drainage, exclusive of all other charges. Regrettably the property is not suitable for pets. DEPOSIT: £807 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 £21,000.00 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 £161.00) 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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	