

STAGS

1 Elmsleigh Cottages Bishops Tawton, Barnstaple, Devon EX32 0EJ

A well presented and newly decorated three bedroom Georgian unfurnished house set within the historic village of Bishops Tawton. EPC Band D

Bishops Tawton village centre - 0.5 miles | Barnstaple - 3 miles | Bideford Quay - 10 miles

• Newly decorated Georgian house • Spacious rooms over three floors • On street parking • Private and sought after village location • Available Now • Pets considered by negotiation • 12+ months • Holding Deposit £276.00 - NO FURTHER DEPOSIT TO PAY • Council Tax Band B • Tenant Fees Apply

£1,200 Per Month

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

SITUATION
Located in the valley of the River Taw, Bishops Tawton is a small, attractive village which is well regarded given its close proximity to Barnstaple, North Devon's Regional centre. The village is surrounded by large areas of agricultural and woodlands and there is access nearby to a maze of public footpaths as well as the Tarka Trail, popular with cyclists and walkers alike. The village also boasts the village hall and primary school, all close by. A regular bus service runs to Barnstaple which accommodates the area's main business, leisure and shopping venues, as well as North Devon District Hospital. Park School, a secondary comprehensive, lies on the edge of town. From Barnstaple, there is access to the A361, which leads on, in about 45 minutes, to Junction 27 of the M5 motorway and where Tiverton Parkway, close by, provides a fast railway link to London Paddington, in about 2 hours. North Devon's famous coastline and surfing beaches can be reached in about half an hour by car as can Exmoor. There are a number of reputable golf courses also within 30 minutes, including the Championship courses at Saunton.

THE ACCOMMODATION COMPRISES OF
Front door leading to

SITTING ROOM
Sash window to front. Fireplace with gas fire. Book shelves recess. Built-in larder store. Fitted carpet.

KITCHEN
Window to rear. Kitchen base units to two sides. Single drainer sink unit. Built-in Electric oven and hob. Vinyl flooring.

UTILITY ROOM
Belfast sink. Base units to one side. Recess and plumbing for washing machine, dishwasher and tumble dryer. Vinyl flooring.

DOWNSTAIRS WC
Low level WC. Vinyl flooring.

STAIRS AND LANDING TO FIRST FLOOR
Smoke detector. Fitted carpet.

BATHROOM
Window to side. Two Store cupboards. White roll top bath. Double shower cubicle. White Pedestal hand basin. Painted original floorboards

MASTER BEDROOM
Window to front and side. Radiator. Fitted carpet.

STAIRS AND LANDING TO SECOND FLOOR
Fitted carpet. Smoke detector

BEDROOM TWO
Window to rear. Radiator. Fitted carpet.

BEDROOM THREE
Window to side. Built in cupboard. Radiator. Fitted carpet.

DIRECTIONS
Entering Bishops Tawton from the Barnstaple direction, pass through the village and as you approach the church on your right continue along this road and you will see a Dairy Farm on your right. Take the next turning on the left hand side taking you back into the village centre. Parking on the road next to first driveway on the right. 1 Elmsleigh Cottage can be found by the driveway.

What3Words: ///bond.award.castle

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Superfast: Download 66 Mbps, Upload 15 Mbps. Ultrafast: Download 900 Mbps, Upload 900 Mbps.
Ofcom predicted mobile coverage for voice and data: EE and Vodafone - good outdoor, variable in-home. Three and O2 - good outdoor
Local Authority: Council tax band B

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200.00 pcm exclusive of all charges. A minimum annual gross household income of £36,000.00 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent.
The Holding Deposit of £276.00 (equivalent of one weeks rent) 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.

RENTERS RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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.

STAGS
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