



**Caddecleave Cottage , Barnstaple, EX31 4NQ**

**£695 PCM**

A unique and charming one-bedroom cottage situated in the picturesque village of Kentisbury. The cottage comes with a large garden, parking for one car and a handy storage shed.

## Description

A one bedroom cottage property set within a private garden, with the added benefit of parking for one car.

The property briefly consists of an entrance hall with a cupboard housing the washing machine, a kitchen with built-in fridge, a shower room, and an open-plan living area.

### Additional Information:

The property is available unfurnished with any existing flooring and fittings to remain.

Heating and hot water are provided by a Calor gas bottle-fed gas combi boiler.

### Restrictions:

Pets may be considered at the landlord's discretion for an additional £25.00 per calendar month, per pet.

### Availability:

Available for occupation from 13th March 2026 on a 6 month contract.

### Rent and Tenancy Details:

Rent: £695.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £801.92, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit [www.mydeposits.co.uk](http://www.mydeposits.co.uk).

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let, subject to the landlord's circumstances.

### Tenant Requirements:

Applicants must demonstrate an annual household income of £20,850 or provide a guarantor with an income of £25,020.

### Holding Deposit:

A holding deposit of £160.38 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement of the tenancy.

### Legal Information:

In line with Government legislation effective from 1st June 2019, no fees can be charged to tenants for creating or ending a tenancy.

### Additional Notes:

Council Tax Band: A

A full Energy Performance Certificate (EPC) is available upon request.

All measurements are approximate and provided as a guide only.

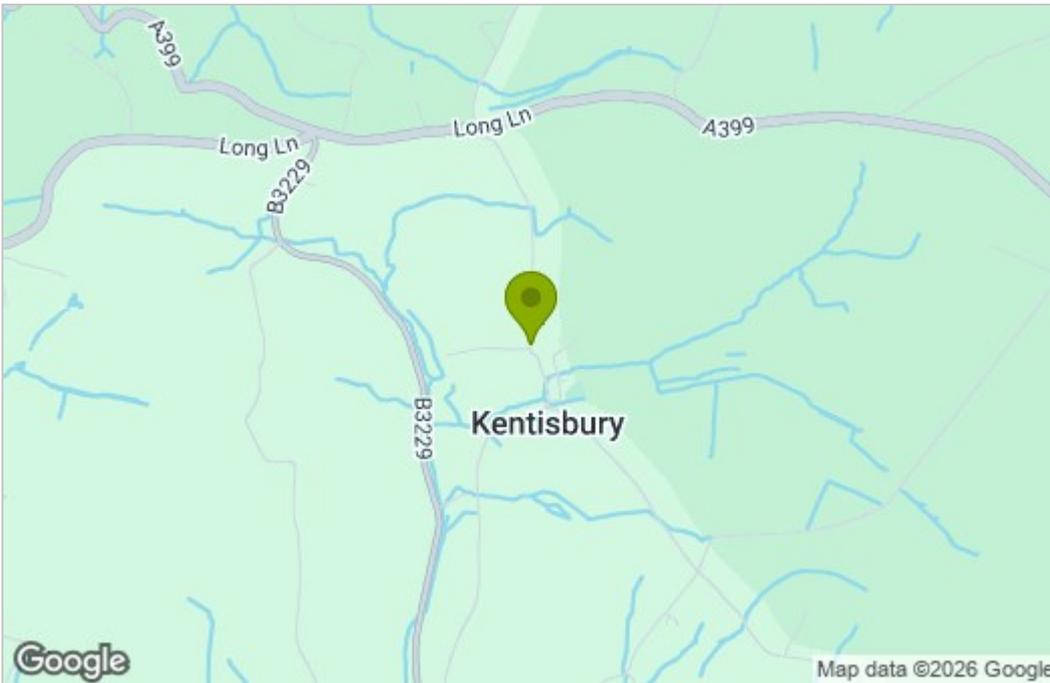
The property is let as seen.

Floor Plan

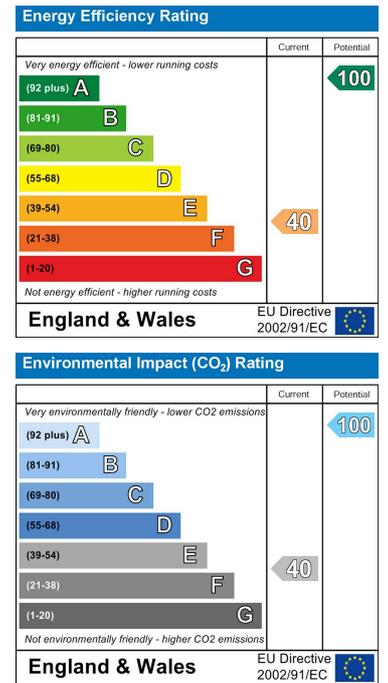
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.