



North Down Farm North Lane, Bickington, Barnstaple,
Devon EX31 2JN

AGRICULTURAL TIE

A well presented 3 bed detached bungalow subject to an agricultural tie, in a popular area of Bickington with large garden enjoying countryside views. All in a convenient close-to-town location.

Barnstaple - 2.0 miles Bideford - 9.0 miles Instow Beach - 4.3 miles

• 3-bed detached bungalow in convenient location • Off-road parking and garage • Large garden & country side views • AGRICULTURAL TIE • Pets by negotiation • Available 1 June • 12 months + • Deposit £1,321 • Council Tax Band D • Tenant fees apply

£1,175 Per Calendar Month

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

THE PROPERTY COMPRISES

Accessible ramp leading to a UPVC front door leading to:

ENTRANCE HALL 5'4" x 19'9"

Welcomes you into the home. Space for coats and shoes, recessed coir matting

LIVING ROOM 17'3" x 19'9"

Spacious room connected to the dining room. Double doors out into the conservatory. View over front garden. Carpet throughout. Wooden ceiling beam Open fireplace. Two wall mounted electric heaters. Thermostats. Smoke alarm.

CONSERVATORY 8'9" x 10'0"

A small/medium conservatory with doors out to the garden and patio area with a picnic bench, enjoying lovely views over the fields.

DINING ROOM 13'1" x 11'10"

A dual aspect room with carpet. Wall mounted electric heater. Two fixed wall lights. Door to

KITCHEN 10'4" x 13'1"

Double glazed window to the back. Stainless steel drainer sink unit. Kitchen base units to two sides. Wall mounted units to left of window and corner unit to the right. Breakfast bar. Plumbing and recess for a dishwasher. Space for undercounter fridge. Electric hob with extractor fan. Eye level electric oven and grill. Space for microwave. Tiled flooring. Wall mounted electric heater. Smoke Alarm. Door leading to

UTILITY 8'1" x 9'5"

Tall kitchen cupboard. Space for washing machine and a tumble dryer. Stainless steel sink. Tiled flooring. With access to

WC

WC, hand basin and window. Tiled flooring

HALLWAY 3'5" x 20'2"

Leading to bedrooms and shower room

BEDROOM 1 11'5" x 15'7"

Light and airy double bedroom. Wall mounted electric heater. TV point.

BEDROOM 2 11'8" x 14'5"

Spacious double bedroom. Views over front garden. Wall mounted electric heater. TV point.

BEDROOM 3 13'0" x 9'8"

Double bedroom. Views over the rear garden and fields. Wall mounted electric heater. TV point. Fuse box

AIRING CUPBOARD

Boiler. Shelving for towels, bedding etc.

SHOWER ROOM 9'7" x 8'0"

Vanity unit with basin and mixer tap. Low level WC. Walk in shower. Tiled walls. Extractor fan

OUTSIDE FRONT

Gravelled driveway. Grass bordering either side. Parking for four cars. Double garage, only one side for use of the tenant

OUTSIDE REAR

Garden wraps around to the rear of the property. Patio area for picnic table. Outdoor tap. Access by door to the rear of the garage

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy. Mains water - The cost of water is included in the rent.

Heating - Electric radiators

Ofcom predicted broadband services - Superfast: Download 55 Mbps, Upload 10 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps. Ofcom predicted mobile coverage for voice and data: External - EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

SITUATION

In a popular residential area, in the sought-after village of Bickington,

within easy reach of all local amenities including schools, Barnstaple centre and the A361 North Devon Link Road. The village of Bickington offers an excellent range of local amenities, shops and bus services, also within close proximity of the Regional Centre of Barnstaple which is just two miles to the East. Nearby there is the Roundswell Retail Park including Sainsburys, Lidl and Aldi supermarkets, which is 1 mile to the Southeast. Barnstaple is located on the banks of the rivers Taw and Yeo and houses the areas main business, commercial, leisure and shopping venues as well as live theatre and district hospital. The North Devon Link Road is close by and runs through to Junction 27 of the M5 Motorway and where Tiverton Parkway provides a fast service of trains to London, Paddington, in just over two hours. The nearest international airports are at Exeter and Bristol.

DIRECTIONS

At the Cedars roundabout with Barnstaple behind you take the second exit onto Bickington Road, continue to Bickington Village for 0.5 miles, turn right onto North Lane, follow the lane for 260 yards where the property will be on your right hand side.

What3Words///wipe.awkward.templates

AGENT NOTE

This property has an Agricultural Tie.

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](https://stags.co.uk).

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available 1 June. RENT: £1,175.00 pcm including the cost of water, exclusive of all other charges. DEPOSIT: £1,355.00 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). A minimum annual gross household income of £35,250.00 is required to be considered. References required, viewings strictly through the agents. No sharers or smokers. 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 and deposit.

The Holding Deposit of £271.00 (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.

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.

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



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