



Ivy Cottage, 22A Hagginton Hill, Berrynarbor, Devon
EX34 9SB

Character 1-bed, attached cottage with the benefit of a garden and exceptional views to the front located in the desirable village of Berrynarbor.

Combe Martin - 2 miles, Ilfracombe - 4 miles, Barnstaple - 10.5 miles

• Furnished or unfurnished as required • Wood burner • Lovely views • Gas fired central heating • Available Mid May • One pet may be considered • 12 months + • Deposit £951 • Council Tax Band B • Tenant Fees Apply

£825 Per Calendar Month

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

THE PROPERTY COMPRISES

Steps and path lead to timber front door giving access to:

LIVING/DINING ROOM **19'8" x 12'0" max**

Room full of character with wood burner. Countryside views to the front. Fitted carpet. Two radiators. Understairs cupboard. Fridge freezer in recess beneath stairs. Smoke alarm. Carbon monoxide alarm.

KITCHEN **8'2" x 4'10"**

Galley style kitchen. Wood effect laminate kitchen with grey stone effect laminate work surface. Built-in electric oven and gas hob. Built-in dishwasher. Washing machine. Tile effect vinyl floor. Radiator. Sky light. Heat alarm.

FIRST FLOOR LANDING

Door to back garden. Fitted carpet. Thermostat. Heating programmer. Smoke alarm.

BEDROOM **11'9" x 10'4"**

Spacious double with built-in wardrobe. Lovely views to front. Fitted carpet. Radiator. Smoke alarm.

BATHROOM **8'11" max x 7'6" max**

Large bathroom with roll top bath and shower over. Wash hand basin. WC. Vinyl flooring. Heated towel rail.

OUTSIDE FRONT

Patio to front. Holly Cottage has a right of way across the area. On-street parking.

OUTSIDE REAR

Steps leading up to 2-tiered lawned garden. Seating area with views. Shed.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating via combi boiler

Ofcom predicted broadband services - Ultrafast: 900 Mbps, Upload 900 Mbps Superfast: Download 43 Mbps, Upload 8 Mbps.

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

Local Authority: Council tax band B

SITUATION

Nestled within the sought after village of Berrynarbor, which offers community post office/general store, 13th century village inn, church and village hall as well as a well respected primary school. The popular North Devon coastal village of Combe Martin is about 1.5 miles and within healthy walking distance are Watermouth Harbour and Broadsands beach. A little further afield, about 3 miles away, is the town of Ilfracombe. The surrounding countryside provides excellent recreational facilities with lovely wide open sandy surfing beaches in the Woolacombe area about 15 minutes by car. Exmoor National Park is also easily accessible. Barnstaple, the regional centre, is 11 miles and houses the area's main business, commercial, leisure and shopping venues. At Barnstaple there is access to the North Devon Link Road leading through to junction 27 of the M5 part of the national motorway network and where Tiverton Parkway offers a fast service of trains to London Paddington in just under two hours.

DIRECTIONS

What3Words ///shedder.purest.customers



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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_Act_2025_-_roadmap.pdf

LETTINGS

The property is available to let, furnished or unfurnished (as required), long term on an Assured Shorthold Tenancy for 12 months plus and is available mid-May. RENT: £825.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £850. DEPOSIT: £951 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 £24,750.00 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 £190.00) 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		87
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	