



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 October • Pets considered by negotiation • 12+
months • Holding Deposit £300.00 • Council Tax Band B • Tenant Fees Apply

£1,300 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 October 2026. RENT: £1300.00 pcm exclusive of all charges.

A minimum annual gross household income of £39,000.00 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 £300.00 (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](https://www.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.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	55	78
EU Directive 2002/91/EC		