



3 Newlands, Barnstaple, EX32 0NJ

£1,250 Per Calendar Month

A beautifully refurbished three-bedroom home in the sought-after village of Landkey, located in a peaceful position within walking distance of the village amenities and just a short drive from Barnstaple.

Description

A beautifully refurbished three-bedroom home, situated in the ever-popular village of Landkey. Finished to a high standard throughout, the property has been comprehensively updated with a brand-new kitchen and bathroom, newly fitted flooring, rewiring, and a new gas central heating system. The property perfectly combines modern living with a charming village setting.

The property comprises an entrance hall leading to a bright sitting room and a modern open-plan kitchen/dining room. There is also a very convenient utility room, downstairs WC, and a new conservatory to the rear.

Upstairs there are three well-proportioned bedrooms together with a stylish four-piece family bathroom featuring both a separate bath and shower.

Outside there is a generous garden with a range of useful outbuildings, including a workshop, shed, and storage room. The property also benefits from both on-road and off-road parking.

The property is offered unfurnished, with existing carpets/flooring and curtains to remain.

Heating and hot water are provided via a gas combination boiler.

The property will be available for occupation from 23rd May 2026.

Key Information (Costs)

Monthly Rent: £1,250.00, payable in advance

Tenancy Deposit: £1,442.30 (equivalent to 5 weeks' rent)

Holding Deposit: £288.46 (equivalent to 1 week's rent)

This is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost (Example): £2692.30

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: B

Utilities: Not included – the tenant will be responsible for all bills and outgoings

Parking: On and off road parking

Furnishing: Unfurnished

Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £37,500 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £45,000 per annum).

Fees and Deposits

In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

Additional Information

Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

Floor Plan

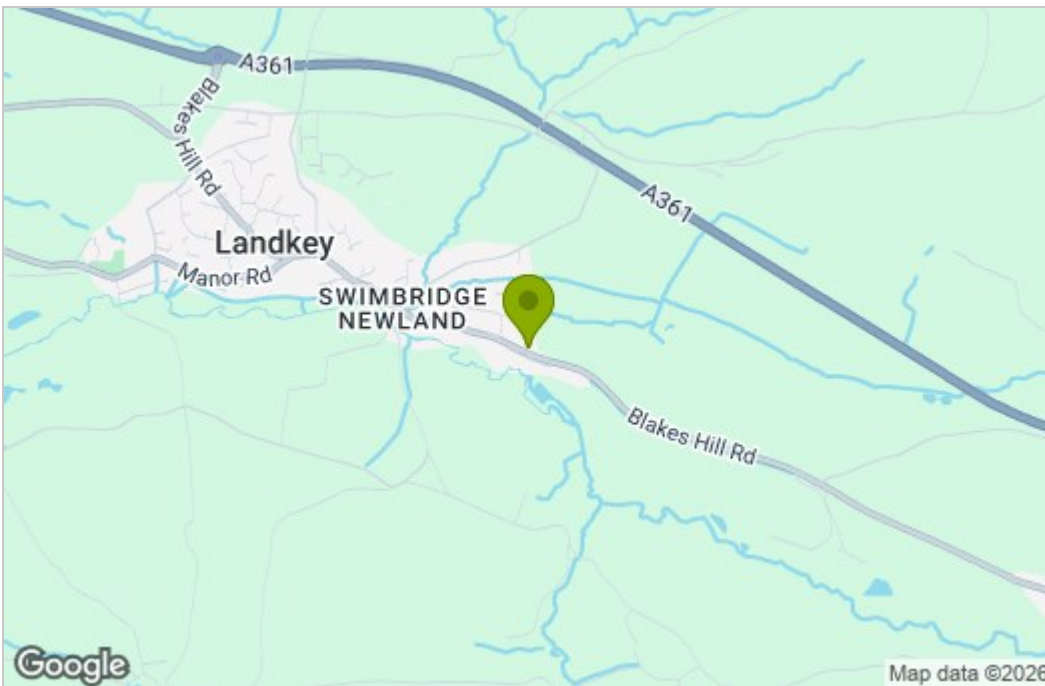
Newlands, Landkey, Barnstaple, EX32

Approximate Area = 1128 sq ft / 104.7 sq m
 Outbuilding = 134 sq ft / 12.4 sq m
 Total = 1262 sq ft / 117.1 sq m
 For identification only - Not to scale

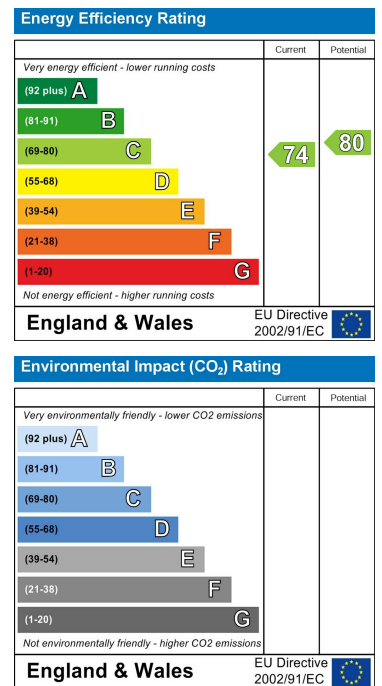


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1372621

Area Map



Energy Efficiency Graph



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