

8 Barnfield Close, Braunton, EX33 2HL
£2,000 Per Month

A spacious 4–5 bedroom detached home in a sought-after Braunton location, featuring flexible living spaces, a large kitchen, three reception areas, ensuite master, generous bedrooms, study nook, garden with storage sheds and driveway parking. Pets considered. Available from 1st December 2025. Rent £2,000 pcm.

Description

A spacious and versatile 4–5 bedroom detached family home, ideally situated within a highly sought-after residential area of Braunton. Offering flexible living accommodation across two floors, this property is well-suited to families or those needing additional space for home working or multi-generational living.

The ground floor features a generous kitchen fitted with a range cooker and ample storage, leading through to a bright rear extension that works perfectly as a dining room or additional living area. There is also a comfortable lounge and a further reception room, which could serve as a playroom, home office or a fifth bedroom if required.

On the first floor, the well-proportioned master bedroom benefits from its own en-suite shower room. Two further double bedrooms and a single bedroom provide excellent family accommodation, all served by a modern family bathroom. A useful converted area on the landing offers an ideal space for a study or small office.

Externally, the property enjoys a private rear garden with both a brick-built storage shed and a wooden shed, offering excellent storage options. To the front, there is a driveway providing off-road parking for two vehicles.

Additional Information:

Offered unfurnished, with existing flooring and window coverings to remain

Gas central heating

Versatile ground-floor layout with potential fifth bedroom

Private rear garden with two storage sheds

Driveway parking for two vehicles

Restrictions:

Pets considered, in line with upcoming Government legislation

Availability:

Available for occupation from 1st December 2025

Rent and Tenancy Details:

Rent: £2,000.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance

Deposit: £2,300.00 (equivalent to 5 weeks' rent), protected with My Deposits in accordance with their terms and conditions

The property will initially be let on a 6-month Assured Shorthold Tenancy, with the expectation it may continue longer-term subject to the landlord's circumstances

Tenant Requirements:

Applicants must demonstrate a household income

of £60,000 per annum, or provide a guarantor with a minimum income of £72,000.

Holding Deposit:

A holding deposit equivalent to one week's rent (£461.53) is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit at the start of the tenancy.

Legal Information:

In line with Government legislation introduced on 1st June 2019, no fees can be charged to tenants for setting up, renewing or ending a tenancy.

Additional Notes

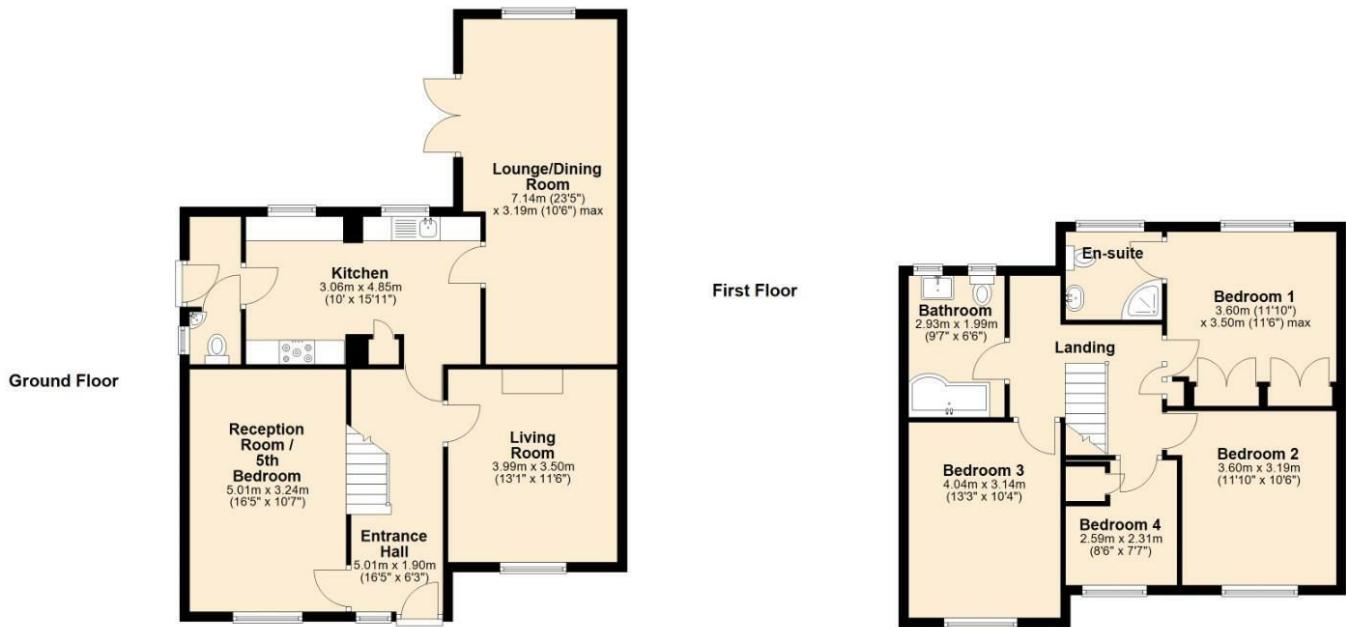
Council Tax Band: D

EPC: Awaiting rating

All measurements are approximate and for guidance only

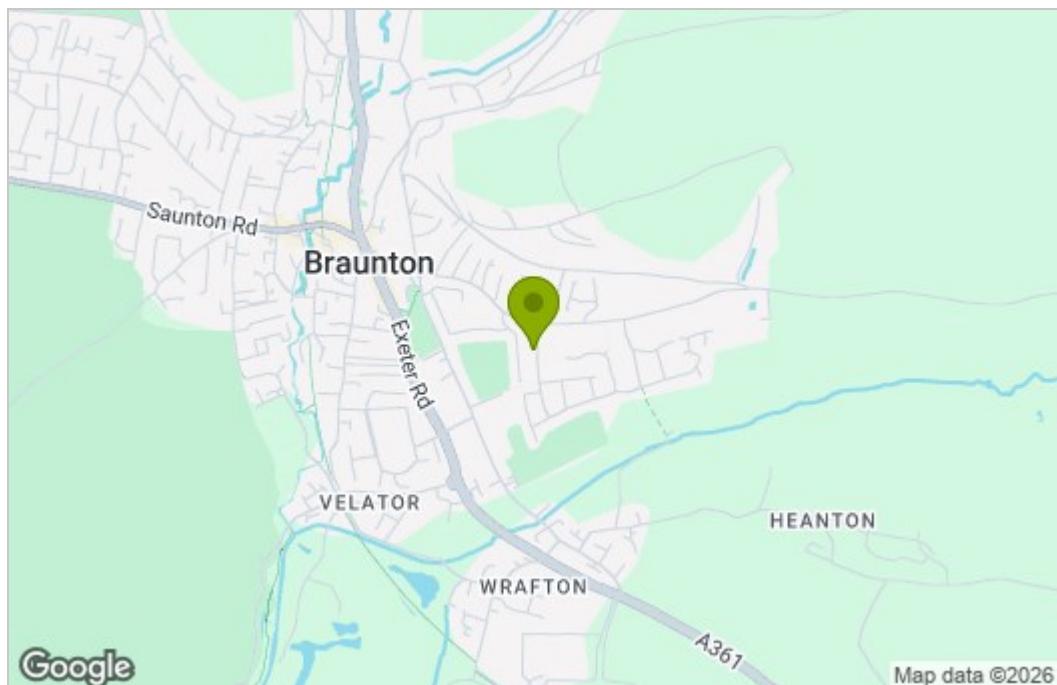
Some marketing photographs may be historic

Floor Plan

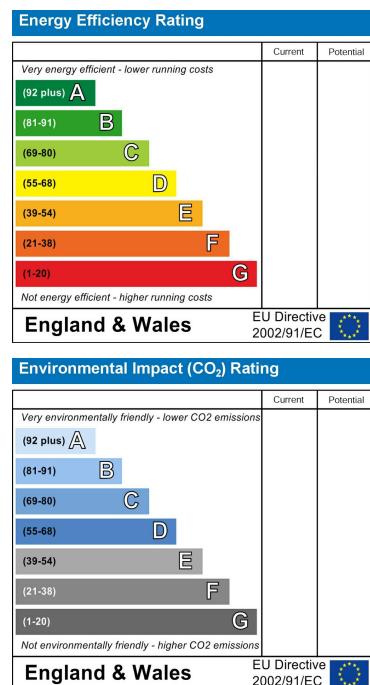


8 Barnfield Close

Area Map



Energy Efficiency Graph



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