



**8 Barnfield Close, Branton, EX33 2HL**

**£2,000 Per Month**

A spacious 4–5 bedroom detached home in a sought-after Branton 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

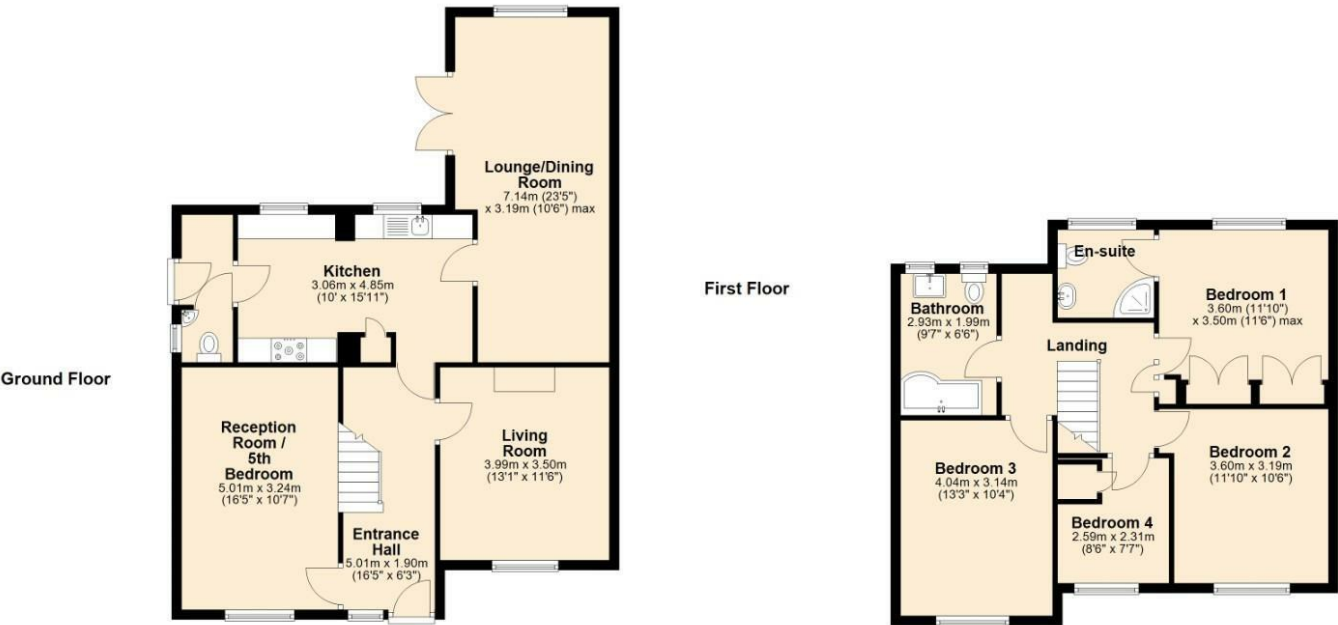
Council Tax Band: D

EPC: Awaiting rating

All measurements are approximate and for guidance only

Some marketing photographs may be historic

Floor Plan

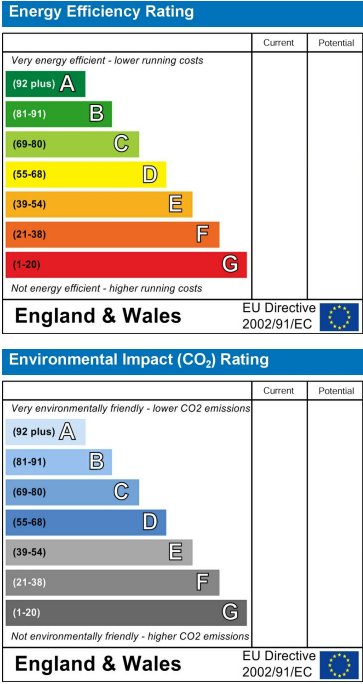


8 Barnfield Close

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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