



## Snowdrop Cottage , Bratton Fleming, Devon EX31 4SF

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A delightful attached cottage in a rural yet accessible area available for a long term let. EPC = E.

Exmoor - 3 miles Barnstaple - 8 miles North Devon Coast at Combe Martin - 9 miles

• Open plan living • Off-road parking for 1 car • Garden and rural outlook • Gas-fired central heating • Available mid-January • Pets considered by negotiation • 6 / 12 months + • Deposit £951 • Council Tax Band B • Tenant Fees Apply

**£825 Per Calendar Month**

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## ACCOMMODATION TO INCLUDE

Stable front door to:

### OPEN PLAN LIVING/DINING/KITCHEN 21'5" max x 9'10" max

Wood effect laminate flooring. Feature electric glow fire. Radiator. Smoke alarm.

Fully fitted shaker style kitchen in light wood effect with contrasting patterned dark grey work surface. Stainless steel sink, drainer and mixer tap. Space for gas or electric cooker. Space for tall fridge/freezer. Space and plumbing for washing machine.

### HALLWAY

Fitted carpet. Airing cupboard housing the LPG gas boiler. Carbon monoxide alarm.

### BATHROOM

7'10" x 4'7"

3-piece white suite with electric shower over the bath. Vanity unit. Fully tiled walls and floor. Heated towel rail. Extraction fan.

### BEDROOM 1

11'0" x 8'2"

Double bedroom. Radiator. Carpet.

### BEDROOM 2

7'11" x 7'7"

Single bedroom. Radiator. Tile effect vinyl flooring. Door to back garden.

## OUTSIDE REAR

Two patio areas. Lawn. Wonderful countryside views. Outside light and tap. Pedestrian access to side of property and gas bottles. Store.

## OUTSIDE FRONT

Parking for 1 car.

## SERVICES

Electric - Mains connected

Drainage - Private septic tank - £50 per calendar month payable for water and drainage combined.

Water - Private

Gas - LPG Bottles

Heating - GFCH via bottled gas.

Ofcom predicted broadband services - Standard: Download 7 Mbps, Upload 0.8 Mbps.

Ultrafast: Download 1000 Mbps, Upload 220 Mbps

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

Local Authority: Council tax band B

## SITUATION

Set in a timeless and tranquil hamlet adjacent to the original farmhouse and other converted former farm buildings, the property enjoys superb views into the valley behind. The western boundary of Exmoor National Park is about 2 miles away and provides some spectacular walking. Further North are the high cliffs of the rugged Exmoor coastline and to the west are the popular sandy, surfing beaches at Woolacombe, Putsborough, Croyde Bay and Saunton, also with championship golf course. Barnstaple, the regional centre for North Devon is about 8 miles away and there the town centre offers an excellent range of facilities with the usual high street multiples and a number of local traders. The Pannier Market is in regular use and is adjacent to the town's famous Butchers Row. There are excellent leisure and tennis facilities as well as a thriving theatre and cinema. Sailing is available on the coastal waters at Instow, a few miles to the west, on the banks of the River Torridge, is also home to the North Devon Yacht Club. On the eastern side of town, access can be gained to the North Devon Link Road (A361) which provides a fast route to the M5 Motorway at Junction 27 (Tiverton) about 34 miles away. There is also Tiverton Parkway mainline railway station (London Paddington in approximately 2 hours). Exeter, the County Town and Cathedral City with it's international airport is about 50 miles away.

## DIRECTIONS

What3Words:///bonfires.converged.spring

From Barnstaple take the unclassified road to Bratton Fleming, proceed up the hill through the

village and immediately before the White Hart Public House, turn left. Pass the school and some houses where the road forks, bear right. Follow this lane for approximately 1 mile and the entrance to the property will eventually be found on the left hand side by Lower Knightacott. Park near the five bar gate leading to Snowdrop Cottage.

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing\\_Renters\\_Rights\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6730/Implementing_Renters_Rights_roadmap.pdf)

## LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 / 12 months plus and is available mid-January. RENT: £825.00 PCM exclusive of all other charges. WATER & DRAINAGE £50.00 per calendar month payable to the landlord. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £850.00. DEPOSIT: £951.00 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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