

Orchard Lea Cottage , Goodleigh, Barnstaple, Devon  
EX32 7NL

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Superbly presented 'upside down' cottage with  
large garden set within this sought after village.

Barnstaple - 3 miles South Molton - 11 miles Ilfracombe - 15 miles

• 1X OFF-ROAD PARKING SPACE • UPSIDE DOWN LIVING • LARGE GARDEN • ASHP -  
UNDERFLOOR HEATING • AVAILABLE 6 FEBRUARY • ONE PET CONSIDERED BY NEGOTIATION • 6  
/ 12 MONTHS + • DEPOSIT £923 • COUNCIL TAX BAND B • TENANT FEES APPLY

£800 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## ACCOMMODATION TO INCLUDE

Stable door leading to:

### OPEN PLAN KITCHEN/LIVING ROOM

**27'11" x 10'3"**

Spacious open planned kitchen/dining/living area with lots of natural light coming in through a number of Velux roof windows. High quality fully fitted kitchen including electric oven and hob with extraction hood over. Dishwasher, wine fridge. 1.5 bowl sink, draining board and mixer tap. Mosaic tiled flooring in kitchen area. High quality timber flooring in living area. Thermostat. Pleasant outlook over the rear garden.

Stairs leading down to:

### GROUND FLOOR HALLWAY

Room for boots and coats. Built-in cupboard under the stairs housing the heating and hot water equipment. Mosaic tiled flooring. Thermostat. Rear door leading to rear pedestrian access.

### BEDROOM 1 **8'11" x 8'6" + built-in wardrobe**

Spacious double with built-in wardrobe. Quality timber flooring.

### BEDROOM 2 **9'10" x 5'8"**

Single bedroom. Quality timber flooring.

### SHOWER ROOM **5'5" x 4'5"**

Walk-in shower. Wash-hand basin. Low-level WC. Heated towel rail. Fully tiled walls. Mosaic tiled flooring.

### OUTSIDE FRONT

Superb large 3-tiered garden mainly laid to lawn bordered by hedges and young trees on either side. Apple tree. Patio area. Air source heat pump. Stairs leading to side of cottage and off-road parking space. Outside light and tap.

### OUTSIDE REAR

Path to rear door. Area for recycling bins. Utility room with plumbing and space for washing machine as well as space for garden tools. Tap. Consumer unit.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Underfloor heating throughout via air source heat pump.

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps.

Ofcom predicted mobile coverage for voice and data: O2 and

Vodafone Indoors & Outdoors. EE & Three Outdoors only.

Local Authority: Council tax band B

### SITUATION

On a slightly elevated site enjoying fine views over open countryside, Orchard Lea Cottage is located at the centre of Goodleigh village within a Conservation area & within walking distance of local amenities which include a Primary School, Period Inn, Village Hall and Church. Barnstaple is about 2.5 miles and, as the regional centre, houses the areas main business, commercial, leisure and shopping venues as well as renowned Pannier Market and North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which runs through, in about 45 minutes, to Junction 27 the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London (Paddington in about 2 hours). The beauties of Exmoor are about 15 minutes by car and a little further afield are the famous safe, sandy, surfing beaches of Saunton, Croyde and Woolacombe.

### DIRECTIONS

To reach the property from Barnstaple, leave off the inner relief road signposted to Bratton Fleming, follow signs to Goodleigh and upon

entering the Village take the first left in to Coombe Close. The entrance to the house will be found about 100 yards along on the right hand side.

What3words: ended.breezes.stupidly

### AGENT'S NOTE

A garden room is being constructed in the garden of this property. Building works should be completed within 6 months of the tenancy starting. Once completed the garden room can be part of the tenancy for the tenant to enjoy. The rent will be adjusted accordingly in recognition of the additional space available.

### 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/6915beb8bc34c86ce4e6e7/\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e7/_roadmap.pdf)

### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available IMMEDIATELY. RENT: £800.00 PCM exclusive of all other charges. A pet is considered by negotiation. Where the agreed let permits pets the RENT will be £825. DEPOSIT: £923 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 £24,000.00 is required to be considered. References required, viewings strictly through the agents.

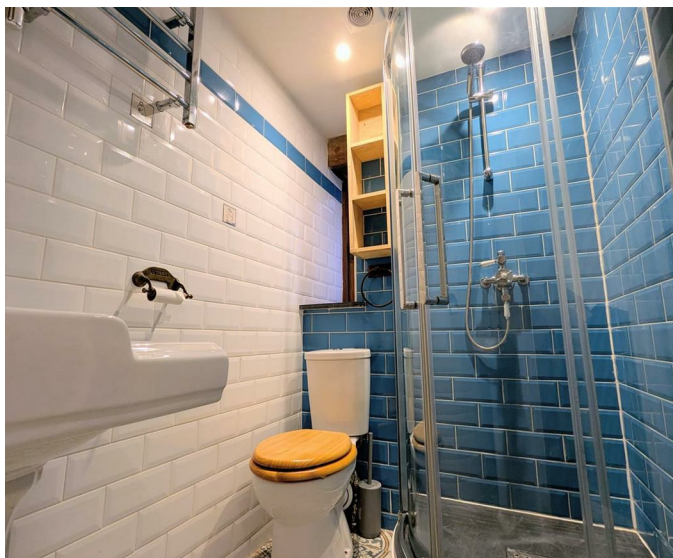
### TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £184.00) 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.*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



30 Boutport Street., Barnstaple, Devon, EX31 1RP  
 01271 322837  
[rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)  
[stags.co.uk](http://stags.co.uk)



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