



Amberley Oakford Villas, North Molton, Devon EX36 3HN

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A well appointed detached house in this favourable village.

South Molton - 3 miles Barnstaple - 13.5 miles Tiverton - 21 miles

- Detached 3-bed • Well-appointed • Great location • Garage, drive and garden • Available 12 December • One pet may be considered by negotiation • 12+ months • Deposit £1,148 • Council Tax Band D • Tenant Fees Apply

£995 Per Calendar Month

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## ACCOMMODATION TO INCLUDE

UPVC front door into

### ENTRANCE HALL 12'0" max x 5'10" max

A large spacious area with DG window, laminate floor and radiator. Smoke alarm. With doors off to

### WC 5'9" x 2'6"

With DG window, white WC and handbasin, radiator and tiled floor.

### SITTING/ DINING ROOM 21'8" x 11'5" max

A large spacious room with DG window to the front, and french doors to the garden, 2 radiators and laminate floor. Door into

### KITCHEN 15'5" x 8'9" max

A well fitted modern kitchen with a range of wall and base units, extractor fan and electric cooker, space for washing machine and fridge freezer. 1 ½ bowl stainless steel sink with DG window over looking the rear, cream tiled splash backs and tiled floor, radiator. DG UPVC door to back. Door returning to hall

### STAIRS AND LANDING

Carpeted stairs lead up to a large landing area with DG window, radiator and airing/ storage cupboard with radiator. Smoke alarm. Doors off to

### BEDROOM ONE 11'4" x 10'5"

Double room with DG window to front, carpet and radiator.

### BEDROOM TWO 10'9" x 10'4"

Double room with DG window to side, carpet and radiator.

### BEDROOM THREE 11'6" max x 8'0"

Single room with DG window to rear, carpet and radiator.

### FAMILY BATHROOM 8'9" x 5'8"

Fitting with a modern white suite comprising of WC, handbasin, P bath with glass screen and electric shower over, cream tiled splash backs, radiator and tile effect vinyl flooring.

### GARAGE 18'0" x 7'11"

With bi folding wooden doors to the front, power and light connected, OF boiler, electric key meter. UPVC door to rear.

### OUTSIDE

The house is situated to the edge of a good size level enclosed garden, mainly laid to lawn with a small area of patio and pathway leading to the rear of the property and a large level patio. Parking for 1/ 2 cars and garage.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - N/A

Heating - Oil fired central heating.

Ofcom predicted broadband services - Superfast: Download 34 Mbps, Upload 5 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

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

Local Authority: Council tax band D

### SITUATION

Amberley is situated within a well established cul-de-sac in the very sought after village of North Molton, which offers an excellent range of local amenities including two public houses, Parish church and Methodist church, excellent post office and stores, garage/petrol station, primary school and sports club. The village is easily accessible to the North Devon regional centre of Barnstaple to the

west (14 miles). Tiverton is approximately 20 miles to the south east with Junction 27 on the M5 motorway a further six miles. At this junction there is also a railway station on the London Paddington line at Tiverton Parkway.

The local town of South Molton is approximately four miles to the south and provides all local amenities including infant, junior and senior schools. The boundary of Exmoor National Park is only one mile away from the property, making it easily accessible to the moor as well as local centres.

### DIRECTIONS

From the North Devon link road (A361) take the North Molton turning. Follow this road for approximately 2.5 miles on entering the village take the first left hand turning before the Petrol station. And the property will be found a short distance up the road on the right hand side.

### 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 long term on an Assured Shorthold Tenancy for 12 months plus, Unfurnished and is available 12 December. RENT: £995.00 PCM exclusive of all other charges. One pet may be considered by negotiation. If a pet is permitted then the rent will be £1,025.00 per calendar month. No sharers or smokers. DEPOSIT: £1,148.00 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). A minimum annual gross household income of £29,850.00 is required to be considered. References required, viewings strictly through the agents.

### TENANT FEES & HOLDING DEPOSIT

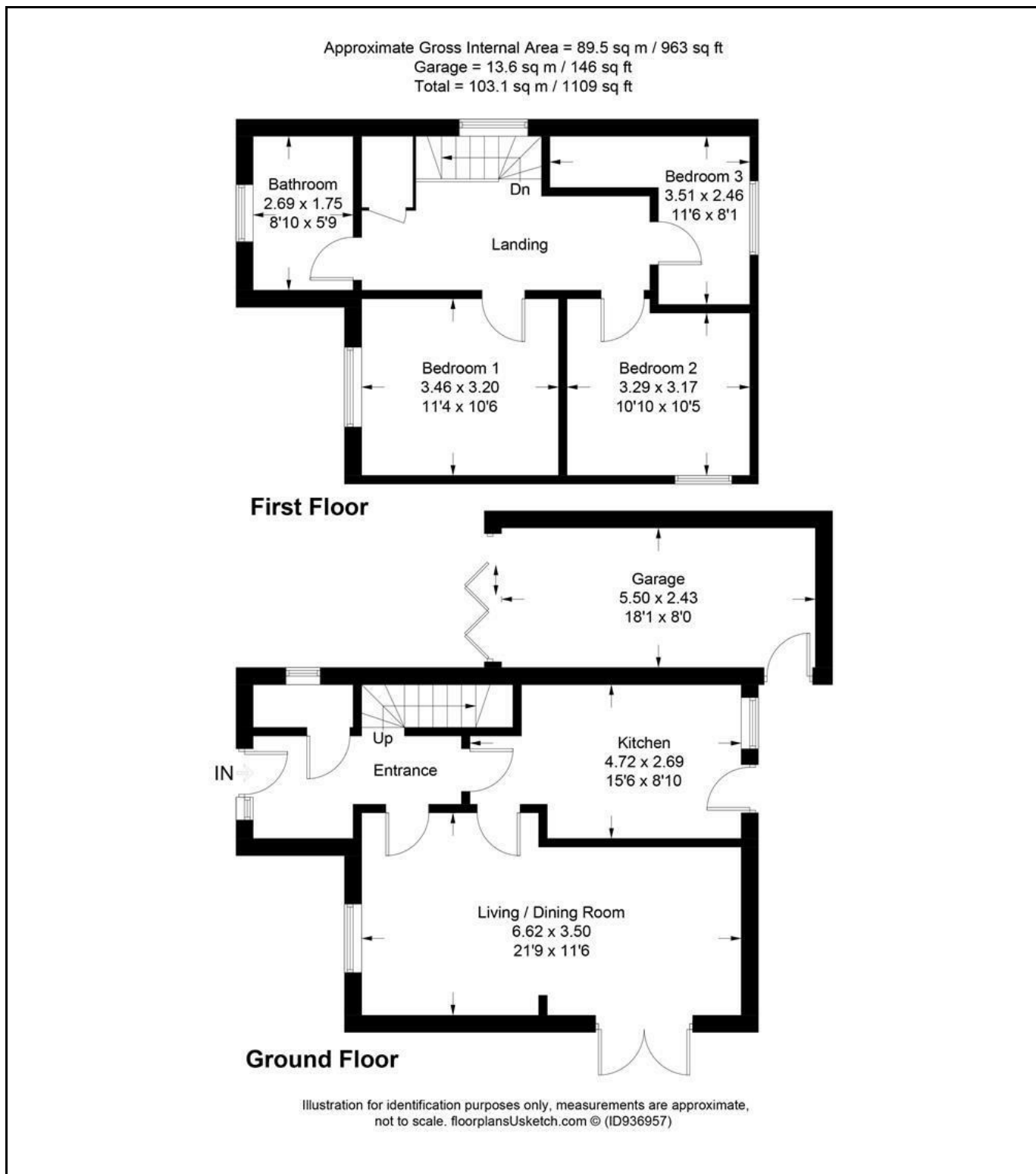
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £229.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their 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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@StagsProperty



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (93 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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                     |         |           |