



Rosella Park Lane, Barnstaple, Devon EX32 9AL

A spacious and well presented four bedroom detached family home in the heart of Newport, benefiting from both front and rear gardens.

Newport High Street - walking distance, Barnstaple - 1.1 miles, Instow Beach - 7.2 miles

- Spacious, high standard family home
- Convenient location, walking distance to schools
- Off-road parking for 2/3 cars
- Gas-fired central heating
- Pets may be considered by negotiation
- Available Early February
- 12 Months+
- Deposit £1,995
- Council Tax Band D
- Tenant Fees Apply

£1,695 Per Calendar Month

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## THE PROPERTY COMPRISSES

Double glazed UPVC front door leads to:

### ENTRANCE/CONSERVATORY

11'3" x 7'8"

Space for coats and shoe rack leading round to conservatory seating area. Sliding patio doors leading out to front garden. Terracotta floor tiles.

### HALLWAY

Solid wood floors. Vertical radiator. Storage cupboard with shelving.

### LIVING ROOM

15'11" x 11'0"

Bright and spacious living room with sliding patio doors leading to conservatory. Wood burner. Solid wood floor. Radiator. TV and internet point.

### KITCHEN DINER

27'1" x 9'2"

Fully fitted shaker style kitchen in cream with silver coloured handles, solid wood worktops. Stainless steel sink and mixer tap. Built-in electric double oven, dishwasher, gas hob, extraction hood, microwave, wine fridge, undercounter fridge and freezer. Slate tiled floor. Vertical radiator. Two sets of bifold doors leading out to garden.

### BEDROOM 4

8'9" x 7'8"

Bright compact single bedroom. Beige fitted carpet. Radiator.

### BEDROOM 4 ENSUITE

Enclosed shower with teal tiles, featuring a rainfall shower head and separate standard shower head. WC. Grey vanity basin unit. Stone tile floor.

### FIRST FLOOR LANDING

Fitted brown carpet, with runner going down the stairs, cupboard housing water tank

### BATHROOM

17'0" x 7'10"

Spacious, contemporary bathroom. Freestanding bath. Glass-enclosed shower. Stone tile flooring. Wooden vanity unit with basin. LED sensor mirror. Light-filled and well finished throughout.

### BEDROOM 3

11'0" x 8'10"

Built in wardrobe with sliding doors. Cupboard storage above wardrobe. Radiator. Beige Carpet.

### BEDROOM 2

11'5" x 9'3"

Dual aspect room. Built in wardrobe with sliding doors. Cupboard storage above wardrobe. Radiator. Beige carpet.

### BEDROOM 1

11'4" x 11'0"

Generously sized Master bedroom. Fitted brown carpet. Two wall lamps. Radiator.

### BEDROOM 1 ENSUITE

8'4" x 5'2"

Modern ensuite with walk-in shower with teal tiling. Grey wooden vanity with countertop basin and black mixer tap. LED sensor mirror. WC. Stone tiled flooring. Bright, clean, and stylishly finished.

### OUTSIDE FRONT

Attractive front garden featuring a block-paved driveway providing off-road parking for 2-3 cars, complemented by a lawned area and mature planting. Side gate for access to rear garden.

### OUTSIDE REAR

Enclosed rear garden designed for easy maintenance. Generous paved patio ideal for outdoor dining and entertaining. Raised planting bed. Wooden steps lead up to a raised lawned area. Garden shed and a covered storage area. High degree of privacy provided by boundary walls and fencing.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating. Wood burner in living room.

Ofcom predicted broadband services - Standard: Download 12Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone, all good externally and variable in-home.

Local Authority: Council tax band D

## DIRECTIONS

From our office proceed up Bear Street and turn right at the crossroads onto Alexander Road, keep left and take the first exit onto Barbican Road, again keeping in the left hand lane. Pass the ESSO garage and at the next roundabout take the first exit, passing the Ford garage. Keep right and proceed on Eastern Avenue. At the next roundabout take the third exit onto Hollowtree Road, passing the BMW garage. At the traffic lights, continue straight onto South Street for approximately 0.1 miles and turn right onto Park Lane, the property will be found shortly after on your right hand side

## SITUATION

The property is located in the heart of Newport and is within walking distance of Newport Primary Academy and Park Secondary School. The town centre and the Tarka Trail - part of the National Cycle Network, are also within easy access. The North Devon Link Road is also close by, allowing access to the M5 at Junction 27, in 45 minutes or so, and where Tiverton parkway nearby offers a fast service of trains to London Paddington in just over two hours.

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

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lm\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lm_roadmap.pdf)

## LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available early January. RENT: £1,695.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,720.00. DEPOSIT: £1,995.00 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 £50,850.00 is required to be considered. References required, viewings strictly through the agents.

## TENANT FEES & HOLDING DEPOSIT

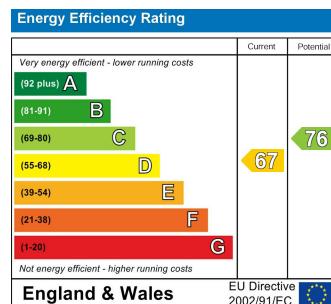
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £391.00) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their 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 Propertmark, 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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