



Cartlands , Instow, Bideford, EX39 4LY

A unique detached reverse living house with store room and utility room together with mature gardens, on high ground enjoying distant sea views.

Instow beach, shops, pubs/restaurants, Tarka Trail, cricket and yacht clubs within walking distance.

• Detached Reverse Level Home • Walking Distance to Instow Beach • Stunning Waterside Views • Gardens, Workshop and Utility Room • Available IMMEDIATELY • 6+ months • One pet may be considered • Deposit £1378 • Council Tax Band B • Tenant Fees Apply

£1,195 Per Calendar Month

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THE PROPERTY COMPRISES

Canopied ENTRANCE PORCH with front door leading into

HALLWAY

A spacious ground floor ENTRANCE HALL with stairs rising to the first floor and under stairs storage cupboard. Fitted carpet. Smoke alarm.

KITCHEN/DINING ROOM

With fully fitted cream coloured kitchen and laminate work surface. Built-in electric hob and oven. Vinyl flooring. Radiator.

GROUND FLOOR WC

Wash hand basin. WC. Vinyl flooring.

BEDROOM 1

DOUBLE BEDROOM. Built-in wardrobe. Fitted carpet. Radiator.

EN-SUITE BATHROOM

3-piece cream suite with shower over the bath. Vinyl flooring.

BEDROOM 2

Double bedroom. Fitted carpet. Built-in wardrobe.

EN-SUITE SHOWER

Walk-in shower. Wash hand basin.

FIRST FLOOR LANDING

On the First floor there is a LANDING with obscure glazed windows looking into the sitting room and door to a useful CLOAKROOM. Fitted carpet. Smoke alarm.

SITTING ROOM

Spacious room enjoying stunning 180 degree sea views towards Braunton Burrows and Saunton and across to Instow and Appledore distance. Fitted carpet. Radiator. Ornamental open fire - not in use.

VIEW ROOM

Lovely room enjoying stunning 180 degree sea views towards Braunton Burrows and Saunton and across to Instow and Appledore distance. Fitted carpet. Radiator.

WORKSHOP and UTILITY ROOM

Opposite the property (rear) is STOREROOM/WORKSHOP and a UTILITY ROOM housing the gas boiler. There is also space and plumbing for a washing machine and tumble dryer. Concrete effect vinyl flooring. Smoke alarm. Carbon monoxide alarm. The STOREROOM has a solid concrete floor and light and power connected.

OUTSIDE

There is a substantial garden to the REAR enjoying outstanding views across the estuary. The garden is largely laid to lawn but also has an orchard and vegetable garden. To the FRONT is a shared concrete parking area with 2 parking spaces allocated to Cartlands.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Superfast: Download 37 Mbps, Upload 8 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps. Ofcom predicted mobile coverage for voice and data: Three, O2 and Vodafone.

Local Authority: Council tax band B

SITUATION

Cartlands is situated on the fringe of the highly sought after coastal village of Instow in a fantastic elevated position, enjoying far reaching waterside views and ideally situated to walk to the beach, Tarka Trail and the amenities that Instow has to offer. The coastal village of Instow is highly desirable with popular sandy beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghies. Amenities at

Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 6 miles and offers the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundells at Tiverton or Kingsley in Bideford. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours. North Devon's famous surfing beaches at Saunton [also with championship golf course], Croyde, Putsborough and Woolacombe are 30/40 minutes , as is Exmoor.

DIRECTIONS

Leaving Instow, in the direction of Barnstaple, after a short distance bear right sign posted Rectory Lane, which eventually leads up to the village primary school, continue on this road, pass Old Rectory Close on your left and take the next private drive on the left, shared by Cartlands and the neighbouring property beyond.

WHAT3WORDS///watched.duty.defenders

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 months plus and is available IMMEDIATELY. RENT: £1,195.00 PCM exclusive of all other charges. WATER & DRAINAGE - shared supply between Cartlands, Sandpiper and Lapwing. 33.33% of the bill per calendar month payable to the landlord. One pet considered by negotiation. Where the agreed let permits pets the RENT will be £1,225. DEPOSIT: £1,378 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 £36,000.00 is required to be considered. References required, viewings strictly through the agents.

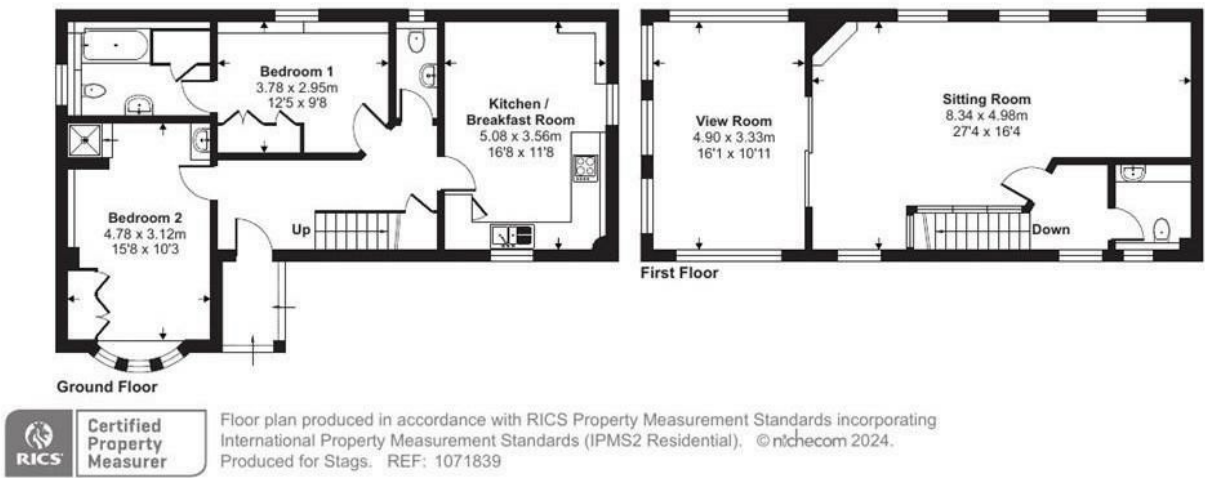
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £275.00) 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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