



## 8 Byeways Close, Barnstaple, Devon EX31 2PL

This recently refurbished spacious unfurnished detached house set within a popular village just outside of Barnstaple town. Sitting room, dining room, kitchen/breakfast room, utility room, conservatory. 4 bedrooms (Master with en-suite shower room), family bathroom. Double garage, gardens.

Fremington shops & pubs - walking distance Instow - 3 miles Barnstaple- 3 miles

- RECENT NEW KITCHEN & CONSERVATORY
- DOUBLE GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- AVAILABLE EARLY APRIL
- REGRETFULLY PETS NOT CONSIDERED
- 12 MONTHS+
- DEPOSIT £1,615
- COUNCIL TAX BAND E
- TENANT FEES APPLY

**£1,400 Per Calendar Month**

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

## ACCOMMODATION TO INCLUDE

Front door leading to

### ENTRANCE HALL

Radiator, stairs to first floor and doors to

### WC

Low level WC, hand basin, radiator, window.

### SITTING ROOM

**15'8" x 11'0"**

With bay window to the front an attractive gas fire, radiator and carpet.

### DINING ROOM

**10'2" x 9'1"**

Vinyl flooring, radiator, patio doors to

### CONSERVATORY

**9'9" x 9'8"**

Brand new! Windows surrounding with a lovely outlook over the garden. Double doors with steps leading down to garden. Radiator. Wood laminate flooring. From the dining room double doors to

### KITCHEN

**9'1" x 8'11"**

Newly fitted kitchen. With windows to rear, a range of wall and floor units, space and plumbing for dishwasher. Gas hob with extractor over. Double electric oven. 1 1/2 bowl sink unit, breakfast bench and vinyl flooring. Archway into

### UTILITY

**8'0" x 8'0"**

Window and door to side. Kitchen base units. Stainless steel single drainer sink unit. Space and plumbing for washing machine and tumble dryer. Radiator. Vinyl flooring.

### STAIRS TO FIRST FLOOR LANDING

With carpet, radiator and window. Airing cupboard and doors off to

### MASTER BEDROOM

**16'7" x 10'6" max**

With window to front, built-in wardrobes, radiator and carpet. Door into

### ENSUITE

Obscure glazed window to side. Shower Cubicle. Pedestal hand basin. Level w.c. Radiator.

### BEDROOM TWO

**9'4" x 8'10"**

A double bedroom with window to the rear, radiator and carpet.

### BEDROOM THREE

**10'4" x 9'3"**

A double bedroom with window to the rear, radiator and carpet.

### BEDROOM FOUR

**10'0" x 6'10"**

A single room with window to front, radiator, carpet and built-in wardrobe.

### BATHROOM

**6'3" x 5'6"**

3-piece grey suite with shower over the bath. Radiator.

### OUTSIDE

Off road parking for two cars. Level lawn garden to front and pathway leading to front door. Side access by the garage. Enclosed rear garden with level lawn area surround by mature shrubs and trees.

### DOUBLE GARAGE

**16'7" x 15'11"**

Double garage housing boiler with pedestrian access to the rear.

## SERVICES

Mains services connected. Council Tax Band E. Gas Fired Central Heating.

## SITUATION

Fremington offers local amenities which includes a post office, convenience store, hairdressers, pubs, restaurants, health centre, school with swimming pool. A regular bus service runs nearby, giving access to both Bideford and Barnstaple town centres. Barnstaple is North Devon's regional centre, and as such, offers the area's main business, commercial, leisure and shopping venues. In addition, there is also a theatre, cinema, hospital, historic Pannier Market and range of schools. There is also access to the North Devon Link Road, which leads to the M5 and Motorway network beyond, as well as access to Tiverton Parkway Railway Station (London Paddington in about 2 hours). The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are all close to hand, whilst Exmoor National Park is just a short car journey.

## DIRECTIONS

Entering Fremington from the Barnstaple direction, turn left into Beards Road before the hairdressers and the Fox and Hounds pub, continue up the hill following the road, turn left into Redlands Road and then left again into Byeways Close, continue along the road and the property will be seen on the left marked with a To Let board.

## LETTINGS

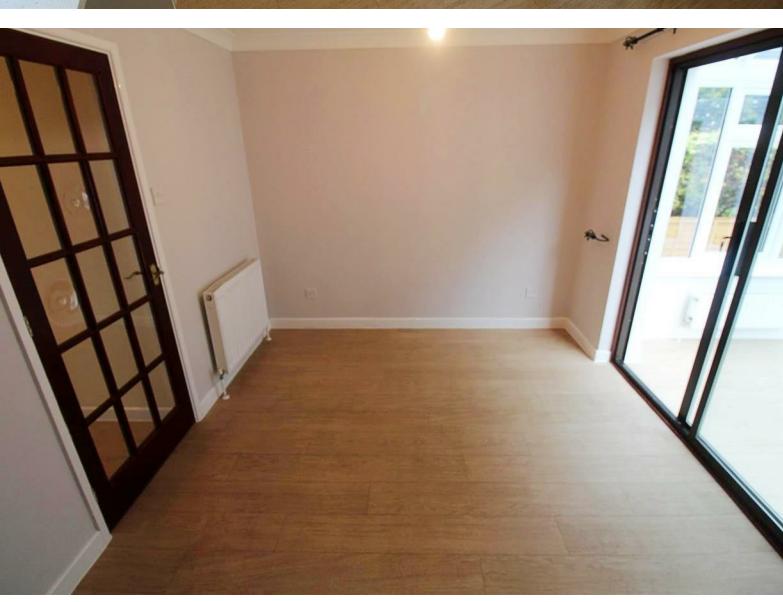
The property is available to let on an Assured Shorthold Tenancy for 12 months plus, unfurnished and is available from early-April. RENT: £1,400.00 PCM exclusive of all other charges. Regretfully pets are not considered. No sharers or smokers. DEPOSIT: £1,615.00 returnable at end of tenancy subject to 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 £42,000.00 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 £323.00) 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.



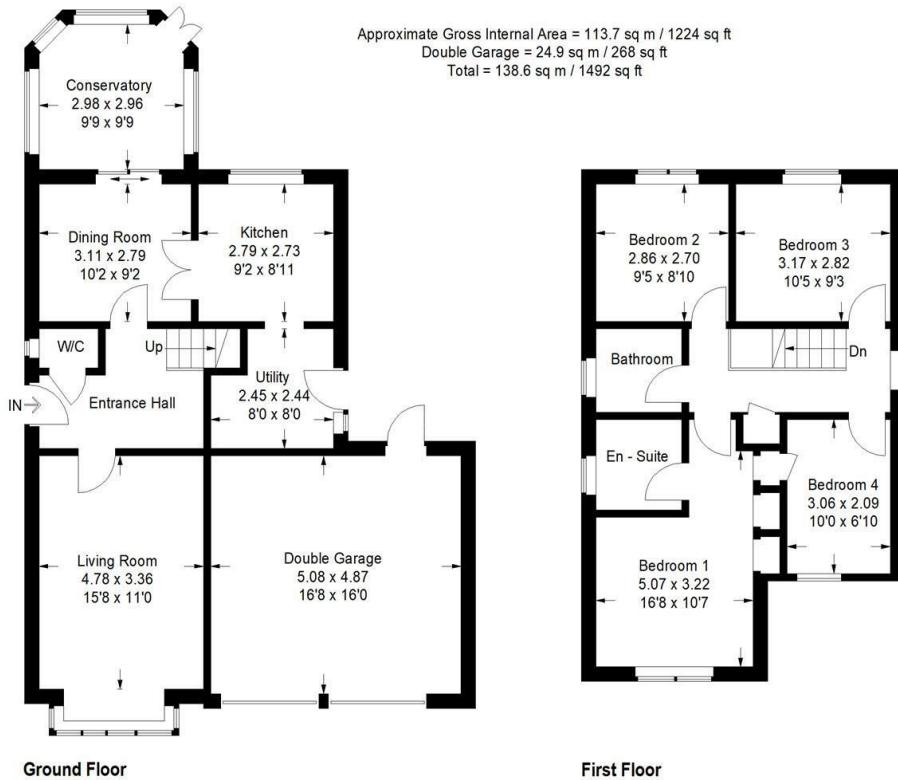


Illustration for identification purposes only, measurements are approximate, not to scale.  
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**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 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 (92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	