



36 Shearford Close, Barnstaple, Devon EX31 1AG

Conveniently located, modern 3-bed detached home with garage, driveway and parking.

Barnstaple Town Centre - 1.5 miles, Exmoor - 9 miles, Beach at Saunton - 8 miles

• Located within walking distance of the hospital • Quality development / No through road • Unfurnished • Gas-fired central heating • Available 1st of May • 6 / 12+ months • A small pet considered by negotiation • Deposit £1,500 • Council Tax Band D • Tenant Fees Apply

£1,300 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk

THE PROPERTY COMPRISES

Footpath leads to the composite front door giving access to:

HALLWAY

Tiled floor. Radiator. Thermostat. Meter cupboard. Smoke alarm.

WC

Wash hand basin. WC. Radiator. Tiled floor.

5'3" x 2'5"

KITCHEN

Fully fitted slab style kitchen with J-handles in cream with contrasting stone effect laminate work surface, stainless steel 1.5 bowl sink, drainer and mixer tap with spray attachment. Induction hob. Double oven. Built-in fridge/freezer. Built-in dishwasher. Built-in washing machine. Tiled floor. Radiator.

10'4" x 9'8"

LIVING/DINING ROOM

Spacious room. Patio doors to garden. Carpet. Radiator. Cupboard under the stairs.

16'9" max x 15'2" max

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm. Store cupboard housing gas boiler. Radiator. Carbon monoxide alarm.

BEDROOM 3

Single bedroom. Fitted carpet. Radiator.

10'1" x 6'4"

BEDROOM 1

Spacious double. Fitted carpet. Radiator. Built-in Wardrobe.

14'3" max x 10'2" max

EN-SUITE SHOWER ROOM

Partially tiled walls. Vinyl floor. Walk-in shower. WC, Wash hand basin. Heated towel rail.

5'11" max x 5'3" max

BEDROOM 2

Double bedroom. Fitted carpet. Radiator.

10'2" x 9'4"

BATHROOM

3-piece white suite. Vinyl floor. Partially tiled walls. Heated towel rail.

6'3" x 6'2"

OUTSIDE FRONT

Driveway parking and path to front door. Pedestrian access around the side.

GARAGE

Up and over door. Concrete floor. Power and light connected. Side pedestrian access door.

17'3" x 8'9"

OUTSIDE REAR

Good-sized garden with patio and lawn. Access into garage.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - 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

Pilton is an extremely popular area of Barnstaple, much sought after



because of its proximity to the North Devon District Hospital. Pilton Village has its own amenities of shops and schools, whilst only one mile away and within walking distance, is the town of Barnstaple. Located on the banks of the River Taw and Yeo and being North Devon's Regional Centre, Barnstaple houses the areas main shopping, business and commercial venues.

DIRECTIONS

What3Words ///gender.leads.leave

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. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

<https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/ImplementingRentersRightsActRCSandTenancyDepositScheme.pdf>

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available from the 1st of

May. RENT: £1,300.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,325.00. DEPOSIT: £1,500.00 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 £39,000.00 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 £300.00) 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 the RICS Client Money Protection Scheme and also a member of The Property Redress 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		95
81-91	B	83	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	