



Ranally Cottages Sentry Lane, Bishops Tawton,
Barnstaple, Devon EX32 0BN

Charming 2-bed cottage located in the heart of the
popular village of Bishops Tawton.

Bishops Tawton village centre and pub - walking distance, Barnstaple - 2.5
miles, Instow Beach - 8.5 miles

• Charming 2-bed cottage • Great location within the village • Front courtyard • Gas-
fired central heating • Available IMMEDIATELY • Pets not considered • 6/12+
months • Deposit £951 • Council Tax Band B • Tenant Fees Apply

£825 Per Calendar Month

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

THE PROPERTY COMPRISES

Iron gate gives access to FRONT COURTYARD providing sheltered sun trap. Upvc front door gives access to:

FRONT PORCH/SUN ROOM

Welcomes you into the home. Space for coats and boots. Double doors into:

LIVING ROOM 12'8" x 11'10"

Good-sized living room with wood burner. Wooden floor. Radiator. Smoke alarm. Carbon monoxide alarm. Double doors into the:

KITCHEN 12'8" x 6'0"

Modern cream shaker style kitchen with contrasting wood-effect laminate work surface. Gas hob. Electric oven. Stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine. Built-in undercounter fridge and freezer. Terracotta tiled floor. Radiator. Understairs storage.

FIRST FLOOR LANDING

Newly carpeted stairs lead to the spacious first floor landing. This space could be used as a study or home office. Timber floor. Radiator. Gas boiler. Smoke alarm. Carbon monoxide alarm.

BEDROOM 1 12'7" x 8'7"

Spacious double. New carpet. Radiator.

BEDROOM 2 10'0" x 9'5"

Double. Fitted wardrobe. New carpet. Radiator.

SHOWER ROOM 8'7" x 5'0"

Walk-in shower. Wash hand basin. WC. Radiator. Tiled floor.

STORE

There is a store available across the road. Suitable for bikes, surfboards, etc.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating. Wood burner.

Ofcom predicted broadband services - Superfast: Download 52 Mbps, Upload 9 Mbps.

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

Local Authority: Council tax band B

DIRECTIONS

From Barnstaple proceed out of town on the A377 signed Crediton/Bishops Tawton. Proceed along this road for around a mile. Opposite the village hall in Bishops Tawton turn left into Village Street. Follow this road into the green/square and turn left (past the pub on your right). Continue up Village Street for around 70 yards where you will find the cottage on your left with a name plate on the front wall. On-street parking is available some 40 yards further up the road on your left.

WHAT3WORDS:///thin.hints.cups

SITUATION

Local amenities are within walking distance including the village primary school, period inn and regular bus service into Barnstaple, place of worship and village hall. From the village there is access to many fine walks in the district including the Tarka Trail. Bishops Tawton is regarded as a popular village location to live giving its close proximity to Barnstaple of about 2 miles. As the Regional Centre, Barnstaple houses the area's main business, commercial,

leisure and shopping venues. The town is well known for its exclusive range of outlets including all of the high street favourites as well as a diverse selection of local stores and the renowned Pannier Market. North Devon Leisure centre provides many indoor pursuits along with the Tarka Tennis Centre both in Barnstaple. Nearby there is access to the North Devon Link road through to Junction 27 of the M5 where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access as are the sandy surfing beaches at Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe.

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/6915beb8bc34c86ce4e6e7/_roadmap.pdf

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 1 October. RENT: £825.00 PCM exclusive of all other charges. No pets. No sharers or smokers. DEPOSIT: £951.00 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 £24,750.00 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 £190.00) 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.



Approximate Gross Internal Area = 61.9 sq m / 666 sq ft

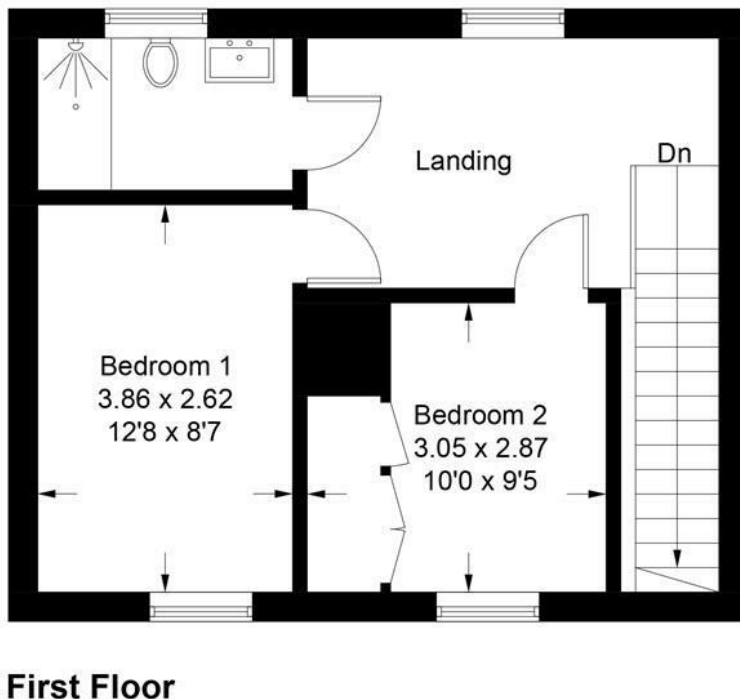
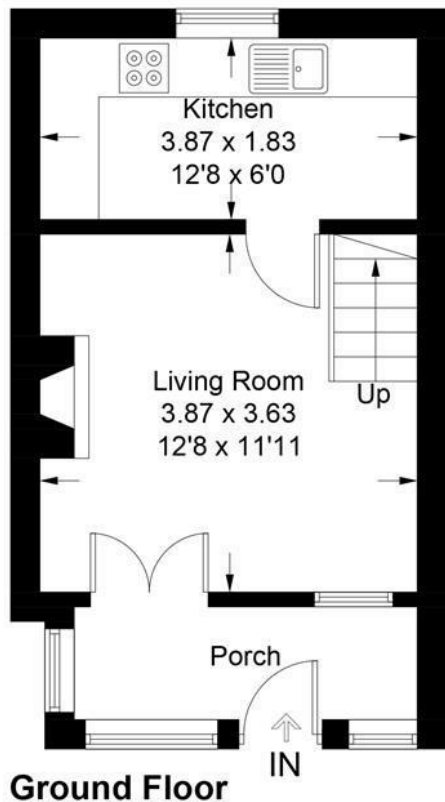


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115633)

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		
(81-91) B		
(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		