



12 Sunflower Road, Barnstaple, Devon EX32 7DU

Newly refurbished, high quality 6-bed terraced house with courtyard garden in convenient location close to the town centre.

Barnstaple Town Centre - walking distance, Exmoor National Park - 10 miles, The beach at Instow - 6.5 miles

- Newly refurbished incl. kitchen upgrade
- Newly fitted bathrooms
- Double glazed & new front door
- Bedrooms 5 and 6 with bathroom could be used as an annexe
- Available IMMEDIATELY
- A pet may be considered by negotiation
- 12 + months
- Deposit £1615
- Council Tax Band B
- Tenant Fees Apply

£1,400 Per Calendar Month

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

THE PROPERTY COMPRISSES

New front door giving access to:

ENTRANCE PORCH

Coir matting. Smoke alarm. Fuse board.

HALLWAY

Vinyl flooring. Radiator. Two smoke alarms.

LIVING/DINING ROOM

24'2" x 8'9"

Spacious dual aspect room. Fitted carpet. Electric fire. Two Radiators.

Two smoke alarms. Gas meter.

KITCHEN

14'11" x 7'10"

Fully fitted cream coloured kitchen with anthracite laminate work surface. Stainless steel sink and drainer. Cold and hot water taps. Freestanding tall fridge-freezer. Electric cooker. Freestanding dishwasher and washing machine. Store cupboard. Vinyl flooring. Radiator. Heat alarm. Door to back yard.

SHOWER ROOM

8'10" x 8'0"

Walk-in shower. Wash hand basin with cupboard beneath. WC. Wood effect vinyl flooring. Heated towel rail. Extraction fan.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

BEDROOM 5

9'10" x 8'11"

Double bedroom. Fitted carpet. Distant views. Smoke alarm.

CLOAKROOM

Wash hand basin. WC. Wood effect vinyl flooring.

BEDROOM 6

10'8" max x 9'5" max

ACCESSIBLE ONLY THROUGH BEDROOM 5. Fitted carpet. Distant views. Radiator. Cupboard housing gas boiler. Smoke alarm. Carbon monoxide alarm.

BEDROOM 1

13'7" x 12'0"

Large double bedroom. Fitted carpet. Radiator.

BEDROOM 2

11'10" max x 10'5" max

Double bedroom. Fitted carpet. Radiator.

SECOND FLOOR LANDING

Fitted carpet. Radiator. Two smoke alarms.

BEDROOM 3

12'8" max x 12'0" max

Double bedroom with partially limited headroom. Fitted carpet. Radiator. Smoke alarm.

BEDROOM 4

11'10" x 9'2"

Double bedroom with distant views. Fitted carpet. Radiator. Cupboard. Smoke alarm.

OUTSIDE REAR

Paved low maintenance courtyard with handy store (2.89m x 2.03m)
Outside light.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating



Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps. Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Council tax band B

SITUATION

Conveniently located near the town centre. Barnstaple is located on the banks of the Rivers Taw and Yeo, and as North Devon's regional centre, houses the areas main business, commercial, leisure and shopping venues. North Devon's famous surfing beaches at Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough are within easy travelling distance as is Instow, Appledore, Exmoor and the North Devon Link Road. Junction 27 of the M5 is 45 minutes drive and where Tiverton Parkway provides a frequent fast train service to London Paddington in just under 2 hours. The nearest international airports are at Exeter and Bristol.

DIRECTIONS

From our office, proceed up Bear Street, and at the traffic lights, cross straight over on the Bratton Fleming road. Take the third turning left into Sunflower Road, the property will be found approximately half way down the street on the left.

AGENT'S NOTE

Bedrooms 5 and 6 with cloakroom could be used as an ANNEXE for a dependant family member.

LETTINGS

The property is available to let, unfurnished, long term on an Assured

Shorthold Tenancy for 12 months plus and is available mid-April. RENT: £1,400.00 PCM exclusive of all other charges. One pet may be considered by negotiation. Where the agreed let permits a pet the RENT will be £1,425. DEPOSIT: £1,615 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 £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.





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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC