



27 Heanton Lea, Chivenor, Barnstaple, EX31 4BX

A fully furnished 3-bed semi detached bungalow with garden and off-road parking situated in convenient location between Braunton and Barnstaple.

Braunton - 1.5 miles Barnstaple - 4 miles Woolacombe - 8 miles

- 3-bed semi-detached bungalow
- Garden and off-road parking
- Fully furnished
- Gas fired central heating
- Available immediately
- Not suitable for pets
- 6 / 12 months+
- Deposit £1269
- Council Tax Band C
- Tenant Fees Apply

£1,100 Per Calendar Month

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

THE PROPERTY COMPRISES

Driveway leading to steps going up to white uPVC front door giving access to:

ENTRANCE HALL

Welcomes you into the home. Space for boots. Wood effect laminate flooring.

HALLWAY

Spacious hall with large airing cupboard housing the gas boiler. Fitted carpet. Radiator. Smoke alarm. Carbon monoxide alarm. Two side boards.

LIVING ROOM 17'9" x 13'10"

Large bright room, 3-seater sofa, 2x arm chairs, side tables, dresser, flat screen TV, TV cabinet, lamps. Fitted carpet. Radiator.

KITCHEN/DINING ROOM 13'10" x 9'10"

Fully equipped shaker style wood kitchen with granite work surface. Belfast sink. Mixer tap. Built-in electric oven and hob. Dishwasher. Tall fridge-freezer. Washing machine. Microwave. Dining table and chairs. Terracotta tiled floor. Radiator. Patio door leading to patio.

SHOWER ROOM 7'2" x 6'9"

Walk-in shower. Grab handle. Wash basin. Low level WC. Wood effect grey vinyl flooring. Fully tiled walls. Cabinet. Heated towel rail.

BEDROOM 1 12'4" x 12'0"

Large double with built-in wardrobes. Double bed. Bed side cabinets. Dresser. Radiator. Fitted carpet.

BEDROOM 2 15'4" x 7'9"

Double with wardrobe. Double bed. Bed side cabinets. Radiator. Fitted carpet.

BEDROOM 3 11'10" x 6'8"

Small double. Fitted carpet. Wardrobe. Radiator.

OUTSIDE FRONT

Driveway parking for 2 cars. Artificial lawn with planted borders.

REAR GARDEN

Good sized garden with patio area, artificial lawn, shingled area with various plant pots and mature borders. Space for bins. Summer house and water butt. Outside tap, hose and light.

SERVICES

Mains electric, gas and water. Gas fired central heating.

DIRECTIONS

From Barnstaple take the A361 signposted Braunton/Ilfracombe. Follow this road for approx 3 miles.

Upon reaching the Chivenor roundabout take the third exit onto Heanton Lea. Take the first left and drive all the way to the end where you will see the property on your right with a Stags To Let board clearly displayed.

LETTINGS

The property is available to let long term on an Assured Shorthold Tenancy for 6 or 12 months plus, FULLY FURNISHED and is available IMMEDIATELY. RENT: £1,200.00 PCM exclusive of all other charges. No pets, no sharers or smokers. DEPOSIT: £1,384.00 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 £36,000.00 is required to be considered. References required, viewings strictly through the agents.

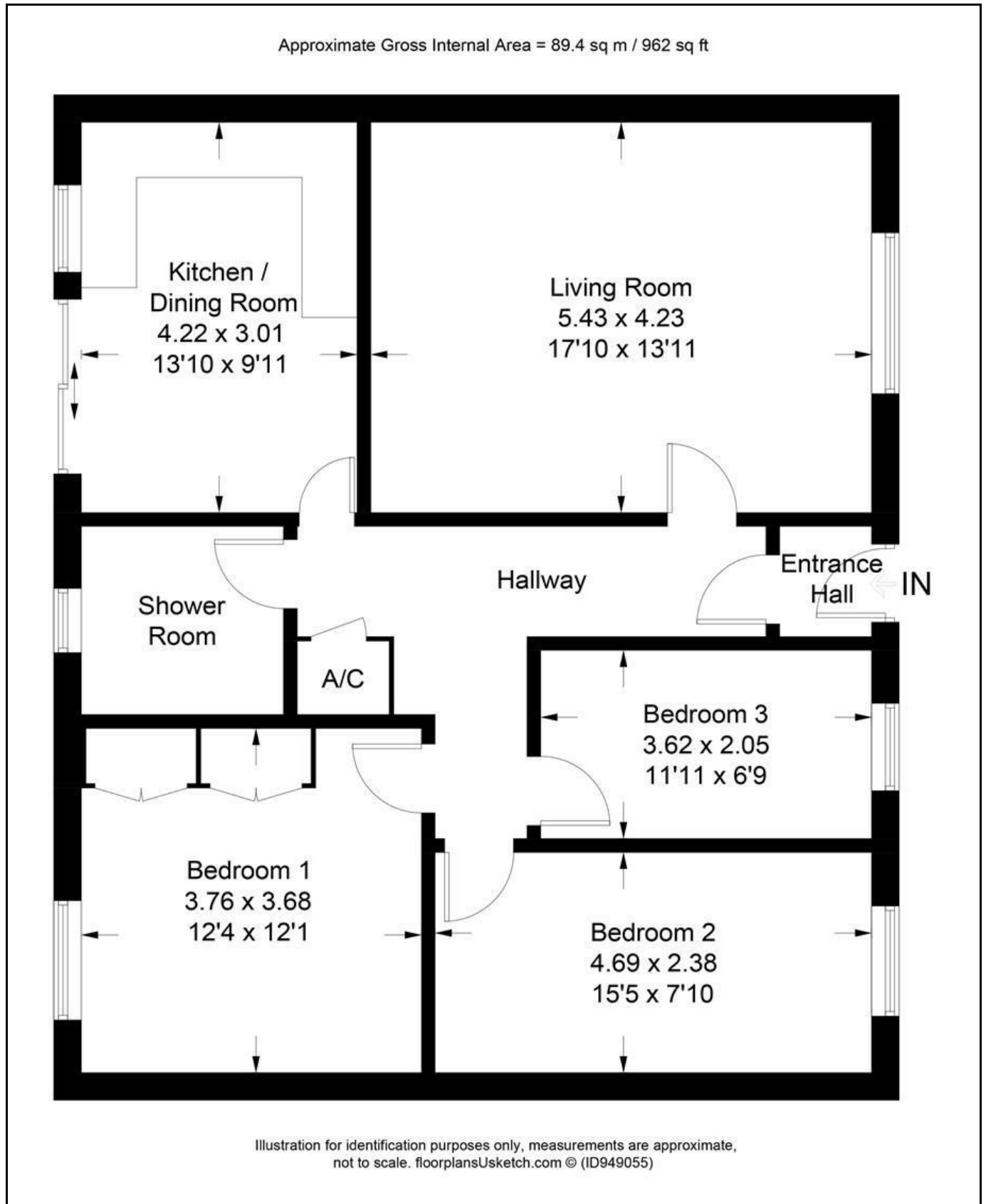
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £276.00) 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.





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Energy Efficiency Rating		Current	Potential
3 key energy efficient - lower running costs			
391 plus) A			86
181-390) B		74	
109-180) C			
55-108) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	