



2 Holdridge Cross Cottage , North Molton, South Molton,  
EX36 3HG

A well presented three double bedroom detached house in the village of North Molton.

Barnstaple 13.5 Miles - Tiverton 21 Miles - M5 28.5 Miles

- 3 Double Bedrooms
- Private Garden & Off-road parking
- Oil-fired central heating
- Modern property
- Available IMMEDIATELY
- 12+ months
- Pets considered by negotiation
- Deposit £1384
- Council Tax Band D
- Tenant Fees Apply

£1,200 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)

### THE PROPERTY COMPRISSES

Wood-effect composite door gives access to:

#### KITCHEN/DINING ROOM

Spacious room with shaker style oak effect laminate kitchen with contrasting dark grey work surface and stainless steel handles. Fitted electric oven and induction hob with extraction hood over. Stainless steel sink, drainer and mixer tap. Space and plumbing for a dishwasher. Space for a tall fridge freezer. Wood effect vinyl flooring. Radiator.

#### INNER HALLWAY

Thermostat. Fitted carpet. Smoke alarm.

#### CLOAK ROOM

WC. Wash hand basin set onto cupboard. Radiator. Wood effect vinyl flooring.

#### UTILITY ROOM

Fitted cupboards and work surface matching the kitchen. Stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine. Wood effect vinyl flooring. Door leading to side of property. CUPBOARD housing the oiler boiler and fuseboard.

#### LIVING ROOM

Spacious living room with wood burner. Fitted carpet. Radiator. French door leading out onto the patio. Cupboard under the stairs. Carbon monoxide alarm. Watchman.

#### FIRST FLOOR LANDING

Fitted carpet. Smoke alarm. Cupboard housing the hot water cylinder.

#### BEDROOM 1

Large double. Fitted carpet. Two radiators.

**20'0" max x 12'1" max**

#### BEDROOM 2

Double bedroom with fitted carpet. Radiator.

**9'10" x 11'9"**

#### BEDROOM 3

Double bedroom with fitted carpet. Radiator.

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

#### BATHROOM

Spacious bathroom with fitted white 3-piece suite and additional separate quadrant shower cubicle. Heated towel rail. Wood-effect vinyl flooring. Extraction fan.

#### OUTSIDE FRONT

Parking in tandem for 2 cars. Pedestrian access round to the rear.

#### OUTSIDE REAR

Enclosed rear garden with gravelled patio and lawn beyond. Oil tank.

#### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected (in addition to the rent, a charge of £50 per calendar month applies payable to the landlord for water)

Heating - Oil-fired central heating

Ofcom predicted broadband services - Superfast: Download 66 Mbps, Upload 14 Mbps.

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

Local Authority: Council tax band D

#### SITUATION

Holridge Cross Cottages are set in the very much sought after village of North Molton, which offers an excellent range of village amenities including primary school, public house, two churches, garage/petrol station and sports club. The village shop and post office recently closed due to retirement but plans are in place for a community shop to open as soon as possible. The village is easily accessible to the A361 North Devon link road which provides a direct route to the regional centre of Barnstaple to the west and Tiverton to the south east and further on to the M5

(J 27) with Tiverton Parkway railway station on the Paddington line. The market town of South Molton is 3 miles and offers a good range of social, shopping and banking facilities together with schooling to secondary level.

The boundary of the Exmoor National Park is only half a mile from the property and the renowned North Devon coastline and some of the best beaches in the country at Croyde, Saunton Sands and Woolacombe is also within easy reach by car.

#### DIRECTIONS

From the A361 North Devon Link Road turn off onto the B3227 to North Molton. After approx. 700 yards turn right onto Burcombe Hill. Follow the road until you enter the village of North Molton. Once approaching the bottom of the hill the property will be found on the right in the middle of a row of 3.

What3Words: //munched.twist.maddening

#### 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](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_Renters\\_Rights\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_roadmap.pdf)

#### LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available IMMEDIATELY. RENT: £1,200.00 PCM exclusive of all other charges. WATER £50.00 per calendar month payable to the landlord. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £1,225.00. 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). No sharers or smokers. 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.



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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