



**2 Newlands, Barnstaple, EX32 0NJ**

**£1,250 Per Calendar Month**

A beautifully refurbished three-bedroom home in the sought-after village of Landkey, located in a peaceful position within walking distance of the village amenities and just a short drive from Barnstaple.

## Description

A beautifully refurbished three-bedroom home, situated in the ever-popular village of Landkey. Finished to a high standard throughout, the property has been comprehensively updated with a brand-new kitchen and bathroom, newly fitted flooring, rewiring, and a new gas central heating system. The property perfectly combines modern living with a charming village setting.

The property comprises an entrance hall leading to a bright sitting room and a modern open-plan kitchen/dining room. There is also a very convenient utility room, downstairs WC, and a new conservatory to the rear.

Upstairs there are three well-proportioned bedrooms together with a stylish four-piece family bathroom featuring both a separate bath and shower.

Outside there is a generous garden with a range of useful outbuildings, including a workshop, shed, and storage room. The property also benefits from both on-road and off-road parking.

The property is offered unfurnished, with existing carpets/flooring and curtains to remain.

Heating and hot water are provided via a gas combination boiler.

The property will be available for occupation from 8th May 2026.

## Key Information (Costs)

Monthly Rent: £1,250.00, payable in advance

Tenancy Deposit: £1,442.30 (equivalent to 5 weeks' rent)

Holding Deposit: £288.46 (equivalent to 1 week's rent)

This is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost (Example): £2692.30

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: B

Utilities: Not included – the tenant will be responsible for all bills and outgoings

Parking: On and off road parking

Furnishing: Unfurnished

## Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

## Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

## Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £37,500 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £45,000 per annum).

## Fees and Deposits

In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

## Additional Information

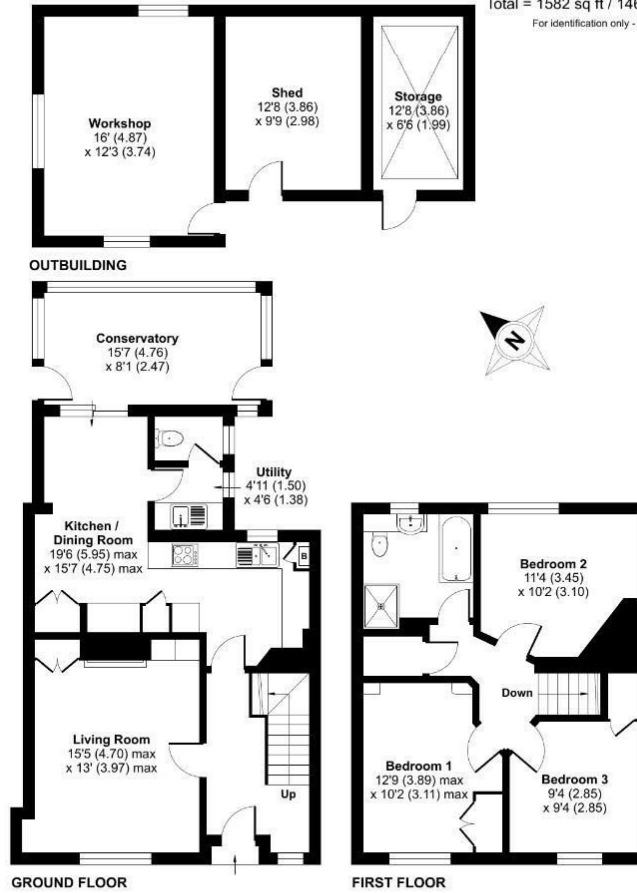
Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

# Floor Plan

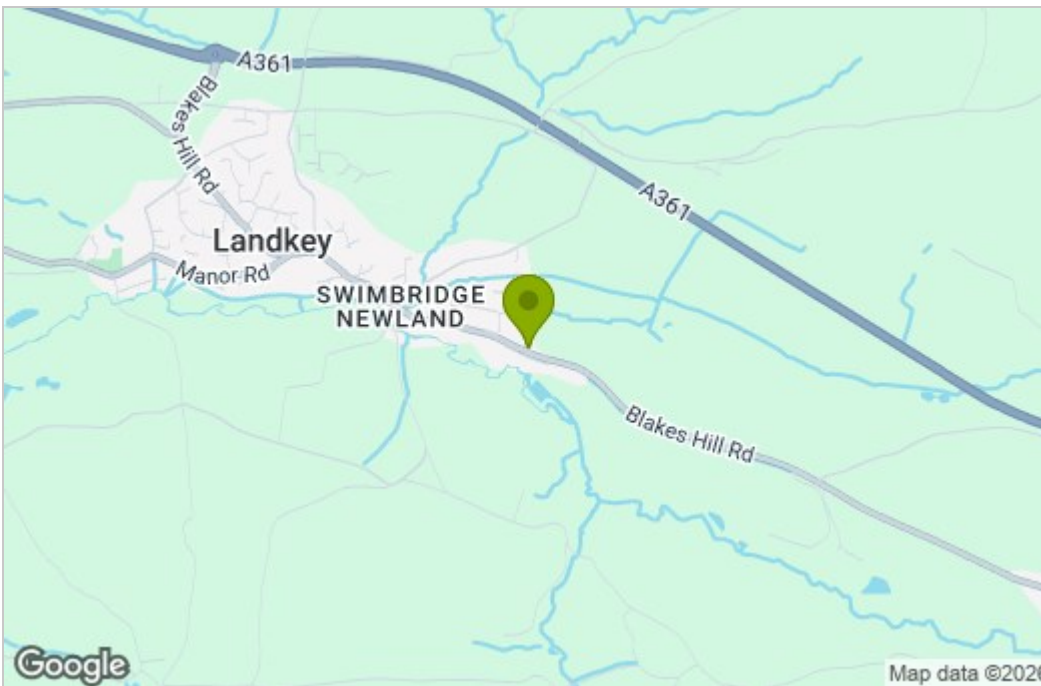
## Newlands, Landkey, Barnstaple, EX32

Approximate Area = 1179 sq ft / 109.5 sq m  
 Outbuildings = 403 sq ft / 37.4 sq m  
 Total = 1582 sq ft / 146.9 sq m  
 For identification only - Not to scale

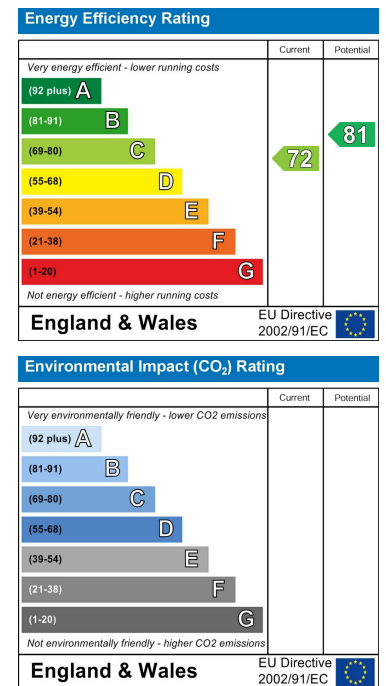


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1372620

# Area Map



# Energy Efficiency Graph



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