



Caddecleave Cottage , Barnstaple, EX31 4NQ
£695 Per Calendar Month

A unique and charming one-bedroom cottage situated in the picturesque village of Kentisbury. The cottage comes with a large garden, parking for one car and a handy storage shed.

Description

A one bedroom cottage set within a private garden, with the added benefit of parking for one car. The property comprises an entrance hall with a cupboard housing the washing machine, a kitchen with built-in fridge, a shower room, and an open-plan living area.

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

Heating and hot water are provided by a Calor gas bottle-fed gas combi boiler.

The property will be available for occupation from 7th November 2026.

Key Information (Costs)

Monthly Rent: £695.00, payable in advance

Tenancy Deposit: £801.92 (equivalent to 5 weeks' rent)

Holding Deposit: £160.38 (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): £1,496.92

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

Council Tax Band: A

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

Parking: One parking space included

Furnishing: Unfurnished

Accessibility: One level

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 £20,850 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £25,020 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

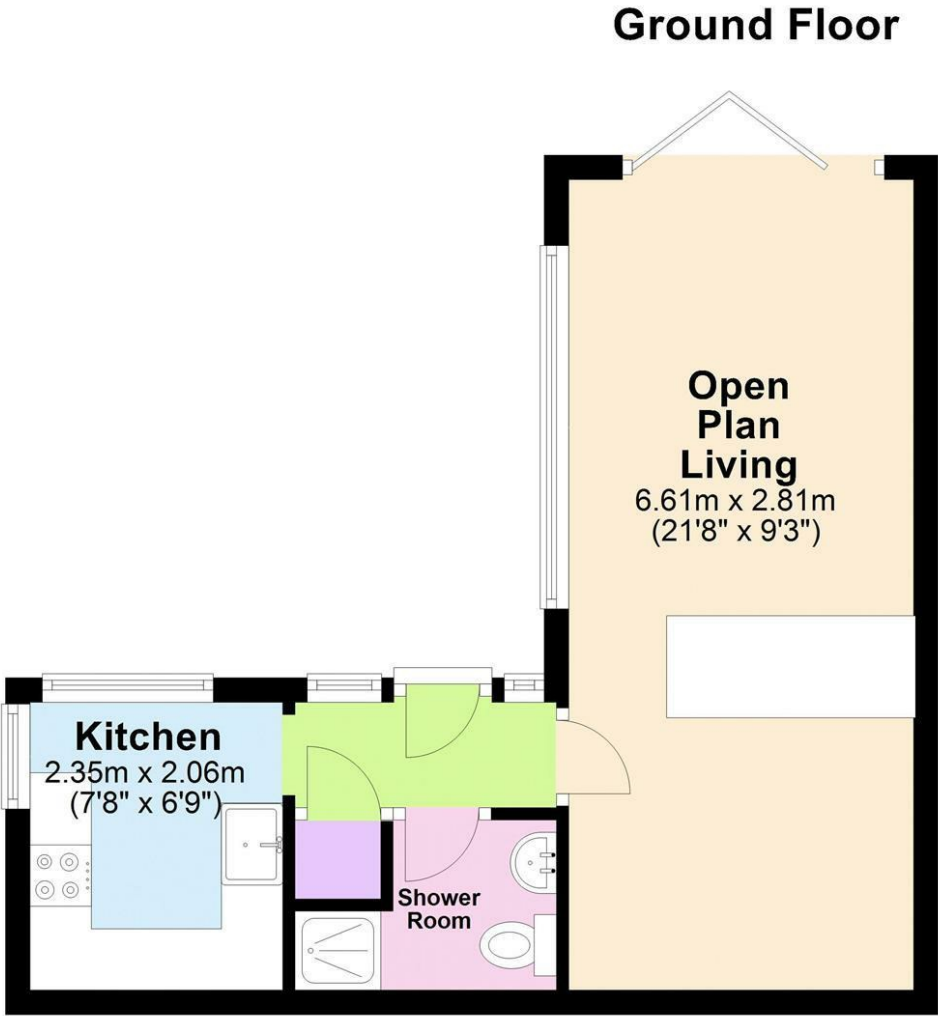
Energy Performance Certificate (EPC) available on request.

All measurements are approximate and provided for guidance only.

Photographs are provided for illustrative purposes and may have been taken previously. Some images may have been digitally enhanced or edited, including through the use of AI; however, no alterations are intended to materially misrepresent the property. Prospective tenants are encouraged to view the property to satisfy themselves as to its current condition, appearance and contents.

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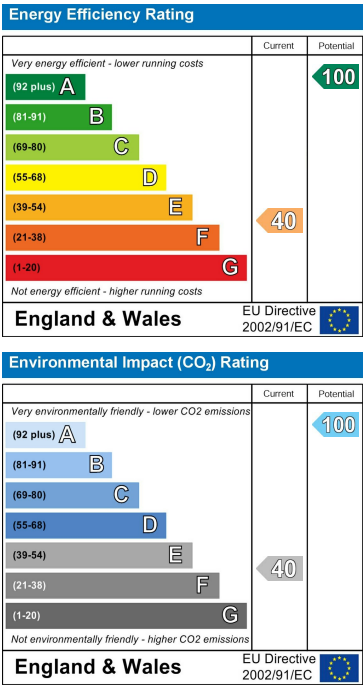
Floor Plan



Area Map



Energy Efficiency Graph



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