



25 King Edward Street, Barnstaple, Devon EX32 7BE

A well-presented and characterful terraced home offering bright, comfortable accommodation throughout.

Barnstaple town centre - walking distance, The Beach at Instow - 6.5 miles, Exmoor - 10 miles

- Newly refurbished throughout
- Three spacious double bedrooms
- Modern fitted kitchen and bathroom
- Gas central heating
- Available Mid August
- Pets considered subject to vetting
- 12+ months
- Deposit £1265
- Council Tax Band B
- Tenant fees apply

£1,100 Per Month

01271 322833 | barnstaple@stags.co.uk

THE PROPERTY COMPRISES OF

Front garden gives access to the main property entrance into the

ENTRANCE HALL

Original tile floor and newly redecorated.

BEDROOM THREE 12'11" x 10'8"

Spacious double room with fitted carpet and feature fireplace

LOUNGE 12'11" x 10'9"

Bright and inviting family space with feature fireplace and fitted carpets.

KITCHEN 12'9" x 8'5"

Modern fully fitted kitchen with built in oven and hob.

REAR GARDEN

Patio courtyard garden with gate access to footpath at the rear.

FIRST FLOOR LANDING

Fitted carpet. Gives access to

BEDROOM ONE 13'10" x 10'9"

Spacious double bedroom with over stairs storage cupboard. Fitted carpet.

BEDROOM TWO 10'11" x 10'9"

Double bedroom with fitted carpet

WC

Convenient separate toilet

BATHROOM

White bathroom suite with freestanding bath, separate shower and sink

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Central Heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1 Mbps. 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 - all good indoors and outdoors

Local Authority: Council tax band B

SITUATION

Situated within Barnstaple Town Centre which offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to Junction 27 of the M5 Motorway where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour as is Exmoor National Park.

DIRECTIONS

From our Barnstaple office, head north west on Boutport Street. Take the first right on to Vicarage Street and proceed

for approx. 300 ft. Take the first left on to King Edward Street and No. 25 can be found approximately 120 ft along on the left hand side.

What3Words: ///bond.loudly.hugs

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026. The legislation introduced many reforms affecting how tenancies are conducted. This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100 pcm exclusive of all charges. DEPOSIT: £1265 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 £33,000.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit of £253.00 (equivalent of one weeks rent) 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.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



30 Boutport Street, Barnstaple, Devon, EX31 1RP
 01271 322833
 barnstaple@stags.co.uk
 stags.co.uk



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