



11 Southlands Drive, Langtree, Torrington, Devon EX38 8RH

Spacious and modern family home in a sought after area with private off road parking and stunning countryside views.

Torrington Town Centre - 4.3 miles Bideford Quay - 10.1 miles Barnstaple Town Centre - 16.3 miles

• Spacious modern 3 bedroom family home • Large garden with lawn and patio areas with countryside views • 2 off road parking spaces • Gas Central Heating • Available immediately • Pets considered subject to vetting • 12+ months • Deposit £1442 • Council Tax Band C • Tenant Fees Apply

£1,250 Per Calendar Month

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

THE PROPERTY COMPRISES OF

Front door leading in to

ENTRANCE HALLWAY

6'8" x 10'5"

Welcomes you to the property and gives ample space for outdoor wear storage. The door beneath the stairs gives access to

DOWNSTAIRS W.C.

6'7" x 2'7"

Convenient cloakroom toilet with sink

OPEN PLAN LOUNGE/KITCHEN/DINING AREA

25'10" (max) x 20'2" (max)

Large open plan lounge and kitchen with space with for dining table and chairs. Sliding doors give access to the rear garden and offer unrivalled views of the countryside. Decorated in neutral colours and with a modern fitted kitchen including integrated fridge and freezer, electric hob and oven as well as the useful breakfast bar area.

FIRST FLOOR LANDING

BATHROOM

6'0" x 4'6"

3-piece white suite with shower over the bath. Heated towel rail.

BEDROOM 1

12'4" x 10'9"

Spacious double with small built in cupboard. Fitted carpet. Radiator.

BEDROOM 2

11'0" x 11'6"

Double bedroom. Fitted carpet. Radiator. Views over countryside

BEDROOM 3

7'9" x 8'11"

Large single or small double. Fitted carpet. Radiator. Views over countryside

FRONT AND REAR GARDENS

Lawned area with private driveway with parking for 2 cars to the front of the property. Private rear garden with patio and lawned areas, as well as shed and side gate access.

SERVICES

Electric - Mains connected

Drainage - Private sewage treatment at a cost of £17.00 pm

Water - Mains connected

Gas - LPG tank supply

Heating - Combi boiler

Ofcom predicted broadband services - Standard: Download 20 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 and Three - good outdoor, variable in home, O2 and Vodafone - good outdoor.

Local Authority: Council tax band B

SITUATION

The property is located in the village of Langtree, near to the local primary school, church and village hall. The nearby village of Stibb Cross offers a public house and a new local nursery, while the village hall hosts a weekly market and regular Post Office van visits. The nearby town of Great Torrington has an excellent range of amenities for its size including a bank, butchers, bakeries, Post Office, green grocers, public houses, petrol station, supermarkets and small M&S food store. There is also the renowned Plough Arts Centre, which combines theatre and cinema with an art gallery, primary and secondary schools and a 9-hole golf course. Numerous nearby tourist attractions include RHS Rosemoor, the Dartington Crystal factory and the Tarka Trail, providing many miles of perfect walking and cycling along the old railway line.

The port and market town of Bideford has a wider range of amenities, supermarkets and schooling for all ages again (public and private). This village property is well situated to travel to a mixture of leisure pursuits within easy travelling distance including the beaches at Westward Ho! and Bucks Mills and the South West

Coast footpath taking in the stunning vistas of the rugged North Devon Coastline. Further afield is Dartmoor National Park affording excellent long walks and Barnstaple town with transport connections via rail at the train station to Tiverton Parkway and Exeter St Davids which connects to the rest of the rail network and A361 link road to the motorway.

For those commuting or visiting, Holsworthy can be reached by car in around 20 minutes, Bude and Okehampton around 40 minutes, Exeter 1 hour, the M5 motorway and South Devon coastline (Torquay) in approximately 1.5 hours.

DIRECTIONS

From our Stags office in Bideford head towards Old Bideford Bridge (B3233) and continue for approximately 2 miles. Turn right onto the A388 and continue for around 6 miles. Turn left and continue for 0.5 miles. Turn left onto the B3227 and proceed for 1 mile. Finally, turn left onto Southlands Drive, where the property will be located on the left hand side of the cul de sac.

What 3 Words: ///bucket.courts.croak

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](https://stags.co.uk).

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1250 pcm exclusive of all charges. DEPOSIT: £1442.00 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 £37,500.00 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 £288.00 (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.

AGENTS NOTE

Some photos have been enhanced with AI. Original photos are available on request.

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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		100
(92 plus) A		
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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