

STAGS

8 Byeways Close, Barnstaple, Devon EX31 2PL

A spacious unfurnished detached house set within a popular village just outside of Barnstaple town boasting sitting room, dining room, kitchen/breakfast room, utility room, conservatory, 4 bedrooms (Master with en-suite shower room), family bathroom, double garage, gardens.

Fremington shops & pubs - walking distance | Instow - 3 miles | Barnstaple- 3 miles

• RECENT NEW KITCHEN & CONSERVATORY • DOUBLE GARAGE AND PARKING • ENCLOSED REAR GARDEN • POPULAR LOCATION • AVAILABLE EARLY NOVEMBER • A PET CONSIDERED SUBJECT TO SUITABILITY • 12 MONTHS+ • DEPOSIT £1,615 • COUNCIL TAX BAND E • TENANT FEES APPLY

£1,400 Per Calendar Month

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

ACCOMMODATION TO INCLUDE
Front door leading to

ENTRANCE HALL
Radiator, stairs to first floor and doors to

WC
Low level WC, hand basin, radiator, window.

SITTING ROOM 15'8" x 11'0"
With bay window to the front an attractive gas fire, radiator and carpet.

DINING ROOM 10'2" x 9'1"
Vinyl flooring, radiator, patio doors to

CONSERVATORY 9'9" x 9'8"
Brand new! Windows surrounding with a lovely outlook over the garden. Double doors with steps leading down to garden.
Radiator. Wood laminate flooring. From the dining room double doors to

KITCHEN 9'1" x 8'11"
Newly fitted kitchen. With windows to rear, a range of wall and floor units, space and plumbing for dishwasher. Gas hob with extractor over. Double electric oven. 1 ½ bowl sink unit, breakfast bench and vinyl flooring. Archway into

UTILITY 8'0" x 8'0"
Window and door to side. Kitchen base units. Stainless steel single drainer sink unit. Space and plumbing for washing machine and tumble dryer. Radiator. Vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
With carpet, radiator and window. Airing cupboard and doors off to

MASTER BEDROOM 16'7" x 10'6" max
With window to front, built-in wardrobes, radiator and carpet. Door into

ENSUITE
Obscure glazed window to side. Shower Cubicle. Pedestal hand basin. Level w.c. Radiator.

BEDROOM TWO 9'4" x 8'10"
A double bedroom with window to the rear, radiator and carpet.

BEDROOM THREE 10'4" x 9'3"
A double bedroom with window to the rear, radiator and carpet.

BEDROOM FOUR 10'0" x 6'10"
A single room with window to front, radiator, carpet and built-in wardrobe.

BATHROOM 6'3" x 5'6"
3-piece grey suite with shower over the bath. Radiator.

OUTSIDE
Off road parking for two cars. Level lawn garden to front and pathway leading to front door. Side access by the garage. Enclosed rear garden with level lawn area surround by mature shrubs and trees.

DOUBLE GARAGE 16'7" x 15'11"
Double garage housing boiler with pedestrian access to the rear.

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 2 Mbps, Upload 0.3 Mbps. Superfast: Download 54 Mbps, Upload 9 Mbps. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: O2 and Vodafone - good outdoor and in home. EE, Three - good outdoor
Local Authority: Council tax band E

SITUATION
Fremington offers local amenities which includes a post office, convenience store, hairdressers, pubs, restaurants, health centre, school with swimming pool. A regular bus service runs nearby, giving access to both Bideford and Barnstaple town centres. Barnstaple is North Devon's regional centre, and as such, offers the area's main business, commercial, leisure and shopping venues. In addition, there is also a theatre, cinema, hospital, historic Pannier Market and range of schools. There is also access to the North Devon Link Road, which leads to the M5 and Motorway network beyond, as well as access to Tiverton Parkway Railway Station (London Paddington in about 2 hours). The popular coastal resorts of Saunton, Croyde, Woolacombe and Instow are all close to hand, whilst Exmoor National Park is just a short car journey.

DIRECTIONS
Entering Fremington from the Barnstaple direction, turn left into Beards Road before the hairdressers and the Fox and Hounds pub, continue up the hill following the road, turn left into Redlands Road and then left again into Byeways Close, continue along the road and the property will be seen on the left.

What3Words: ///springing.chestnuts.work

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1400.00 pcm exclusive of all charges. DEPOSIT: £1615.00 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 £42,000.00 is required to be considered.
References required, viewings strictly through the agents.
A pet 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 £323.00 (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.

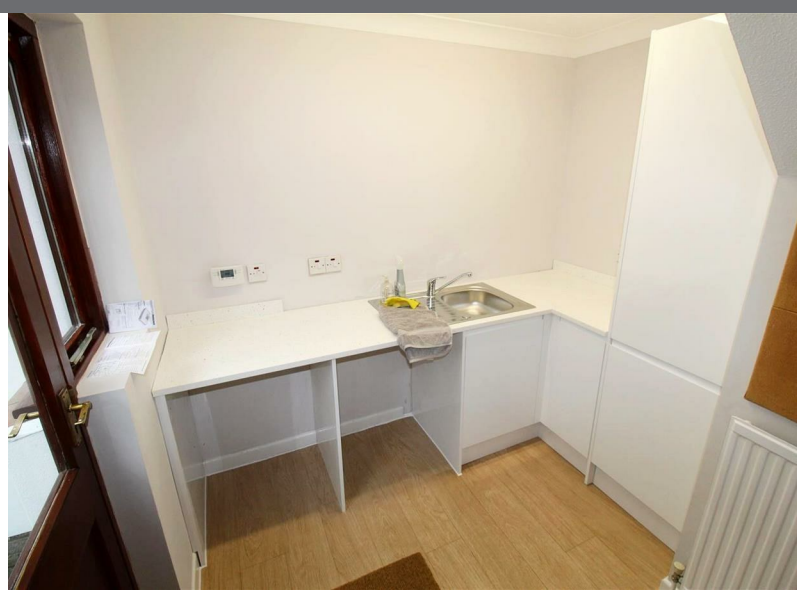
RENTERS RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition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

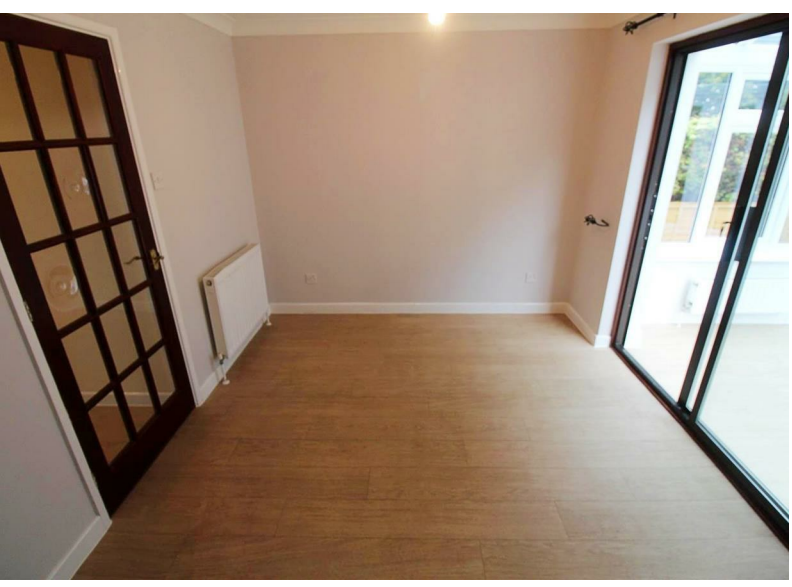
For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

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.











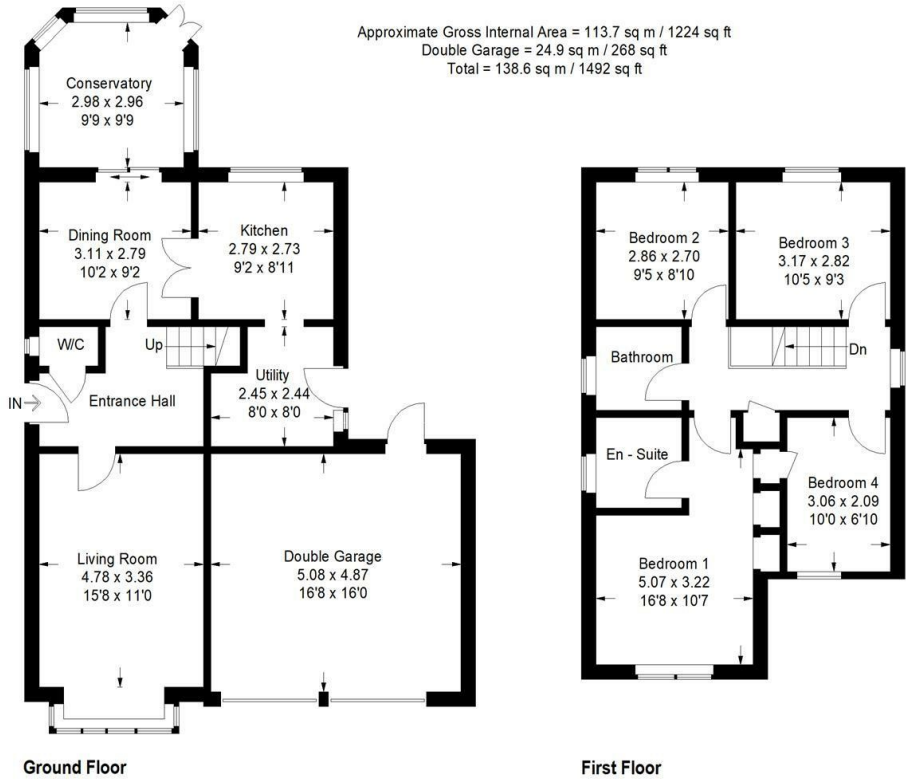


Illustration for identification purposes only, measurements are approximate, not to scale.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 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.

STAGS

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