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Residential Lettings



The White Cottage, Knowle, Braunton,
EX33 2NA

A charming detached period village house offering spacious & characterful accommodation.

• Kitchen & Snug • Sitting Room & Dining Room • 4 Bedrooms • Family Bathroom • Large Gardens • Parking and Garage • Tenant Fees Apply • Available Immediately •

£995 per calendar month

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

Cornwall | Devon | Somerset | Dorset | London

ACCOMMODATION TO INCLUDE

French doors to

CLOAKROOMS

Low level WC's, wash hand basin, tiled floors and radiators

SNUG

5.82m x 2.79m (19'1 x 9'2)

Parquet flooring, radiator, open fireplace, window to front aspect, opening to:

STUDY/ FAMILY ROOM

3.71m x 3.20m (12'2 x 10'6)

Parquet flooring, radiator, telephone point, window, doors to lobby and sitting room.

SITTING ROOM

5.18m x 4.24m (17'0 x 13'11)

Fireplace, TV point, radiator, door to kitchen and opening to:

DINING ROOM

8.23m x 2.64m (27'0 x 8'8)

Double aspect room with doors to the rear garden, radiators, window to front.

KITCHEN/ BREAKFAST ROOM

4.27m x 2.79m (14'0 x 9'2)

Double bowl stainless steel sink unit with cupboards below, work surfaces with drawers, cupboards, plumbing for dishwasher and space for fridge, further work surfaces with cupboards below, larder cupboard, recess with gas cooking range and mantel over, tiled floor, part tiled walls, views onto garden.

UTILITY ROOM

Single stainless steel sink unit with drainer, drawers and cupboards below, work surfaces over, plumbing for washing machine, wall mounted combi boiler, tiled floor, part tiled walls, part glazed door to outside, access to:

LOBBY

Door from study, Parquet flooring, wide staircase to first floor and door to:

FIRST FLOOR LANDING

Windows to front, radiator.

BEDROOM ONE

5.18m x 3.48m (17'0 x 11'5)

Ornate fireplace, radiator, TV point, walk in eaves storage space.

BEDROOM TWO

5.23m x 2.69m (17'2 x 8'10)

Radiator, eaves storage, view over garden, door to ENSUITE CLOAKROOM with low level WC, wash hand basin and tiled surround.

BEDROOM THREE

3.81m x 2.59m (12'6 x 8'6)

Radiator, window to rear.

BEDROOM FOUR

3.94m x 2.03m (12'11 x 6'8)

Radiator, window to front

BATHROOM

Panelled bath with shower attachment, pedestal wash basin, radiator, part tiled walls, window to rear

WC

Low level WC, extractor fan.

OUTSIDE

The property is approached from the road via tarmacadam driveway offering ample off road parking and leading to a through GARAGE 5.36m x 21.58m with up and over door. This garage is a drive through to give access to the garden behind. There is a gate to the side leading to the rear garden where there is a garden store to the side of the utility room. Steps lead to a patio and a lovely open garden being of a good size and laid principally to lawns with flower beds and trees. This opens to ample parking at the bottom of the garden. There is a small front garden which is well stocked with a variety of plants and shrubs.

SERVICES

Mains services connected. Gas central heating. Council Tax Band E.

SITUATION

Knowle is situated 1.4 miles north of Braunton, and offers a public house with dining facilities and also has a garage with small convenience store / Post Office. Braunton offers a good range of amenities, including local shops, supermarket, library, medical centre, primary / secondary schooling, a good range of public houses and restaurants, and from here, access can be gained onto the Tarka Trail. Braunton is also the gateway to the glorious sandy beaches at Saunton Sands, Croyde, Putsborough and Woolacombe, and for golfers, there is the Saunton Golf Course which offers two championship courses. In the opposite direction, Ilfracombe is just over 6 miles, with its quaint harbour and more extensive shopping facilities and amenities. The regional centre of Barnstaple is about 7 miles to the south, and where access can be gained to the North Devon Link Road, leading through to Junction 27 of the M5 Motorway in about 45 minutes, where also Tiverton Parkway offers a fast service of trains to London (Paddington) in just over 2 hours. Exmoor National Park is within about 20 minutes by car.

DIRECTIONS

From Braunton, proceed north on the A361 towards Ilfracombe. On reaching Knowle, pass the garage / convenience store on your right, pass the bus stop on the left, where the property can be found on the right hand side with the to let board clearly visible.

LETTINGS

The property is available to rent on a 6 month Assured Shorthold Tenancy, unfurnished and is available Immediately. RENT:£995 per calendar month exclusive of all charges. DEPOSIT:£1300 returnable at the end of the tenancy subject to any deductions. Usual references required. No DSS/Smokers. Pets and children considered. Viewing strictly through the Agents.

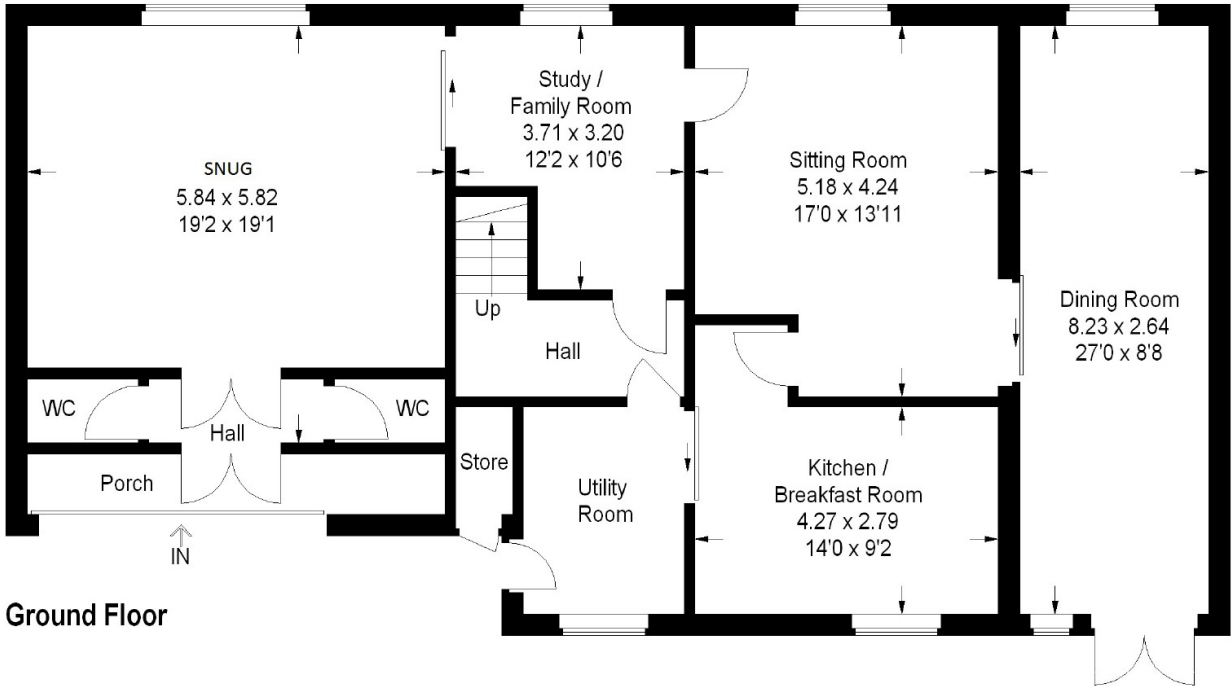
TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/ landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

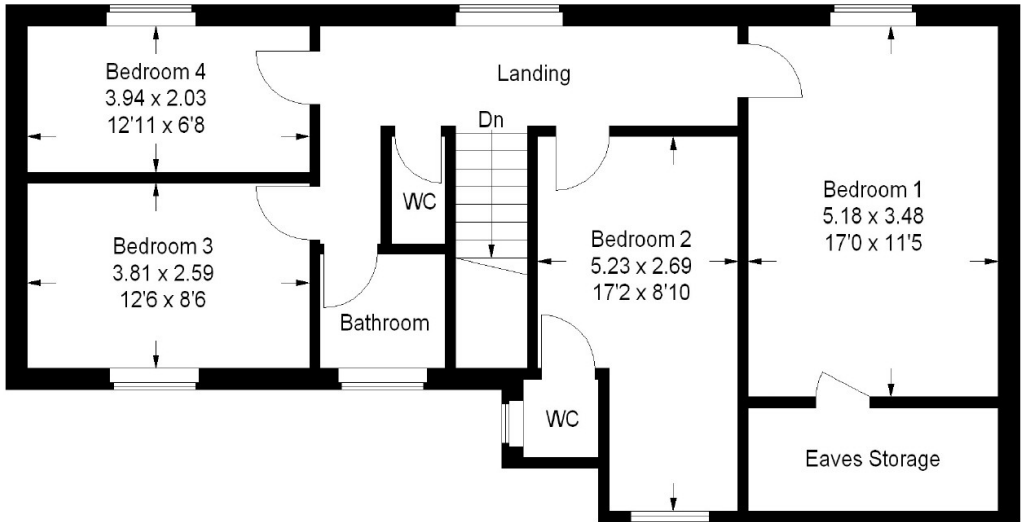
For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Approximate Gross Internal Area (Excluding Eaves Storage)
199.2 sq m / 2144 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID255550)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	