



## 72 Taw Wharf, Sticklepath, Barnstaple, EX31 2FD

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Modern, spacious mid-terraced town house enjoying river, country and town views all in a prestigious river front development with garage, off-road parking, front garden and river facing balcony.

Barnstaple Town Centre - walking distance Barnstaple Leisure Centre - walking distance Instow Beach - 5.5 miles Croyde Beach - 10 miles

- Spacious modern 3-bed townhouse
- Convenient location with great river views
- Garage & off-road parking
- Solar panels & Gas-fired central heating
- Available Early July
- Pets considered subject to vetting
- 12+ months
- Deposit £1,673
- Council Tax Band D
- Tenant Fees Apply

### £1,450 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE PROPERTY COMPRISES

Security gate opens up into private area offering off-road parking, space for seating and bin storage. Ramp leads to the painted timber front door.

### ENTRANCE HALL

Spacious entrance welcomes you into the home. LVT flooring. Under stair cupboard. Radiator. Smoke alarm.

### UTILITY ROOM

Space for coats and boots. Work surface. Stainless steel sink and mixer tap. Space and plumbing for washing machine and tumble dryer. WC. LVT flooring. Gas boiler. Carbon monoxide alarm.

### GARAGE

Long integral garage offering parking for potentially 2 cars. Metal up and over door. Light and power connected.

### FIRST FLOOR LANDING

Fitted carpet. Smoke alarm.

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

Large open plan space offering modern living and outstanding views of the river, town and country side beyond. Bi-fold doors giving access to the BALCONY overlooking the river Taw. Modern 'slab' J-handle kitchen doors in dark grey with contrasting white patterned work surface. Stainless steel sink and mixer tap. Built-in fridge-freezer, oven, grill, induction hob dishwasher and extraction hood. Underfloor heating and LVT flooring throughout.

### SECOND FLOOR LANDING

Fitted carpet. Cupboard housing the hot water cylinder. Smoke alarm.

### BEDROOM 1

Spacious double. Views. Fitted wardrobe. Fitted carpet. Radiator.

### EN-SUITE SHOWER ROOM

Walk-in shower. Hand basin with storage drawers beneath. Heated towel rail. WC. LVT flooring.

### BEDROOM 2

Double bedroom. Fitted carpet. Radiator.

### BEDROOM 3

Double bedroom. Fitted carpet. Radiator.

### BATHROOM

3-piece white suite with shower over the bath. Heated towel rail. Vanity unit. LVT flooring.

### SERVICES

Electric - Mains connected. Solar panels

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas Fired Central Heating

Ofcom predicted broadband services - Superfast: Download 49 Mbps, Upload 8 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone Outdoors. O2 and Vodafone In-Home  
Local Authority: Council tax band D

### SITUATION

Barnstaple is located on the banks of the Rivers Taw and Yeo, and as North Devon's regional centre, houses the area's main business, commercial, leisure and shopping venues. The town is also well known for its exclusive range of outlets, including all of the high street favourites, as well as a diverse selection of local stores. The

Pannier Market dates back to the Saxon period, and trades in general goods, local crafts and collectables. The North Devon Leisure Centre provides many indoor pursuits, along with the Tarka Tennis Centre, both in Barnstaple. Live theatres are accessible at Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close at hand, including golf nearby at Landkey, Ilfracombe, Saunton and Westward Ho!. Within a short drive are the glorious sandy, surfing beaches of Saunton Sands, Croyde Bay, Putsborough and Woolacombe Sands. Sailing is available on the coastal waters and Instow, on the banks of the River Torridge, is home to the North Devon Yacht Club. At Barnstaple, access is gained to the North Devon Link Road (A361) and this provides a fast route to the M5 motorway at Tiverton (Junction 27) where Tiverton Parkway also offers a fast service of trains to London Paddington in over two hours. Exeter, the Cathedral and county city with its university and international airport is about 40 miles away.

### DIRECTIONS

From Barnstaple town centre proceed across the old bridge towards Sticklepath. Go straight on at the traffic lights. At the roundabout take the 3rd exit. At the next set of lights turn right into Taw Wharf. Go straight across the roundabout signed 'private road' Taw Wharf. At the T-junction turn left. Follow the road for around 200 yards where you will find the property on your right hand side.

### LETTINGS - 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: £1450.00 pcm exclusive of all charges. DEPOSIT: £1673.00 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 £43,500.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application.

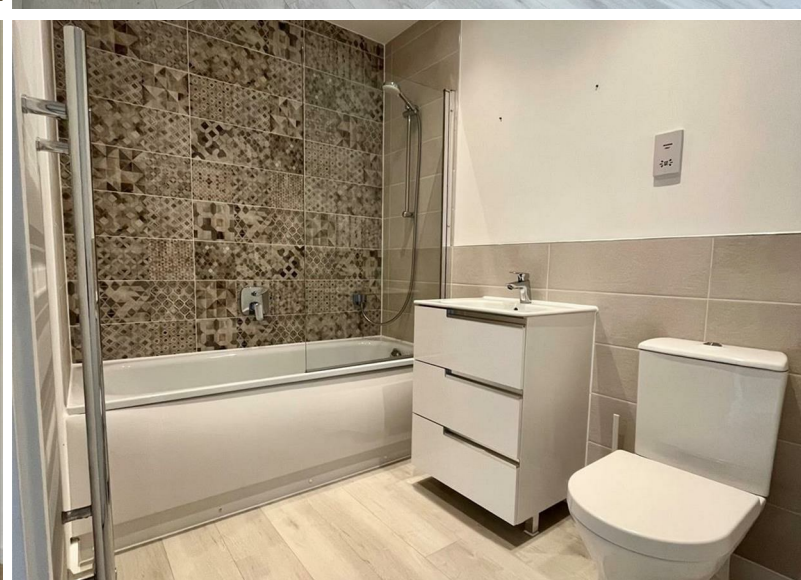
### LETTINGS - TENANT FEES & HOLDING DEPOSIT

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

The Holding Deposit of £344.00 (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.





*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.*



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) <b>A</b>		
(81-91) <b>B</b>		86	88
(69-80) <b>C</b>			
(55-65) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	