



23 Treefield Walk, Barnstaple, Devon EX32 8PE

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A lovely two bedroom house set on the outskirts of Barnstaple town.

Whiddon Valley Convenience Stores - 500 yards Barnstaple Town Centre -  
1.5 miles Beach at Saunton Sands - 9 miles

• 2-bed mid terraced house • Great location close to town • Courtyard garden & Off Road Parking • Fully TRIPLE glazed • Kitchen/Breakfast Room • 12+ months • Deposit £951 • Council Tax Band A • Available immediately • Tenant Fees Apply

£825 Per Calendar Month

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

## THE PROPERTY COMPRISES

Front door into

### LOUNGE **13'10" x 13'8" max**

Triple glazed windows to front. T V point. Telephone point. Radiator. Smoke detector. Fitted carpet.

### KITCHEN/DINER **13'9" x 7'7"**

Triple glazed windows and door to rear. Kitchen base units to two sides with wall mounted units to one side. Built-in electric oven and gas hob with extractor over. One and half drainer sink unit. Recess and plumbing for washing machine. Gas boiler. Radiator. Vinyl flooring.

### STAIRS AND LANDING TO FIRST FLOOR

Stairs to landing with loft hatch and small cupboard housing pipes. Vinyl flooring.

### BEDROOM ONE **10'6" x 9'0"**

Triple glazed window to front. Telephone point. Two built-in store cupboards. Radiator. Fitted carpet.

### BEDROOM TWO **9'3" x 7'1"**

Triple glazed window to rear. Radiator. Fitted carpet.

### BATHROOM **6'3" x 6'0"**

Obscure triple glazed window to rear. White panelled bath with shower screen and electric shower. White low level wc. White Pedestal hand basin. Radiator, Vinyl flooring.

### OUTSIDE

To the rear of the property is a small patio garden with steps leading up to the front door. Gate to the back of the garden leading to parking area.

### SERVICES

Mains gas and electric. Water on a meter and mains drainage. Council tax Band A.

### SITUATION

Conveniently situated within easy level walking distance from the very heart of the town centre. All the towns amenities are easily accessible. The bus station is not far, and there is a branch line railway station providing a service to Exeter, where the main intercity service can be joined. Barnstaple is North Devon's regional centre and as such, houses the area's main business, commercial, leisure and shopping venues, as well the renowned Pannier Market. At Barnstaple, there is access via the A361 North Devon Link Road to Junction 27 of the M5 Motorway at Tiverton, where Tiverton Parkway also provides rail access to London (Paddington) in just over 2 hours. The property is within about half an hours drive of the safe, sandy, surfing beaches of Croyde, Putsborough and Saunton (also with its sought after golf club) and Woolacombe. Exmoor is a similar distance, as is the Cornish border. There is access nearby to the Tarka Trail, ideal for both cyclists and walkers alike.

### DIRECTIONS

Arriving into Barnstaple from the North Devon Link Road (Junction next to Homebase) Turn right at the first roundabout and take the second left into Barton Road. Take the fifth turning on the left into Peards Down Close then turning right you will see the parking and walk way leading to Treefield Walk. There is a To Let board outside the property.

## 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: £825.00 pcm exclusive of all charges. DEPOSIT: £951.00 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 £24,750.00 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 £190.00 (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.

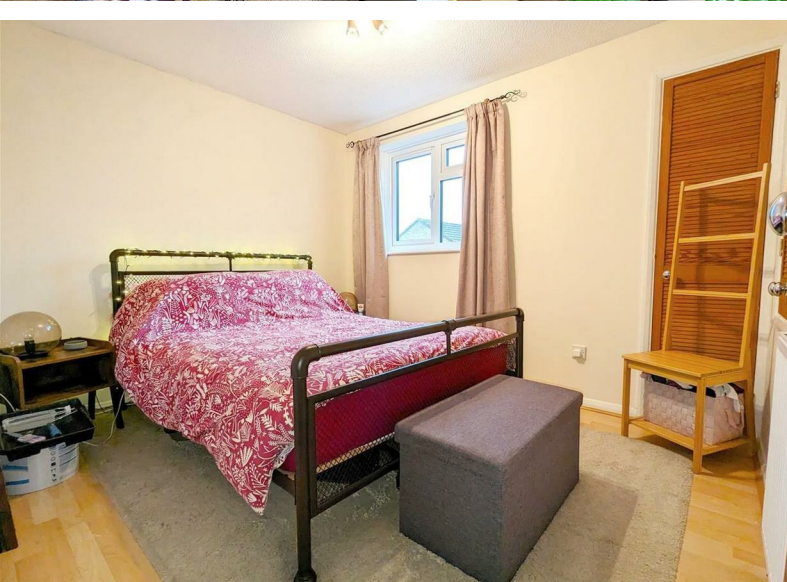
## TENANT PROTECTION

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 NOTES

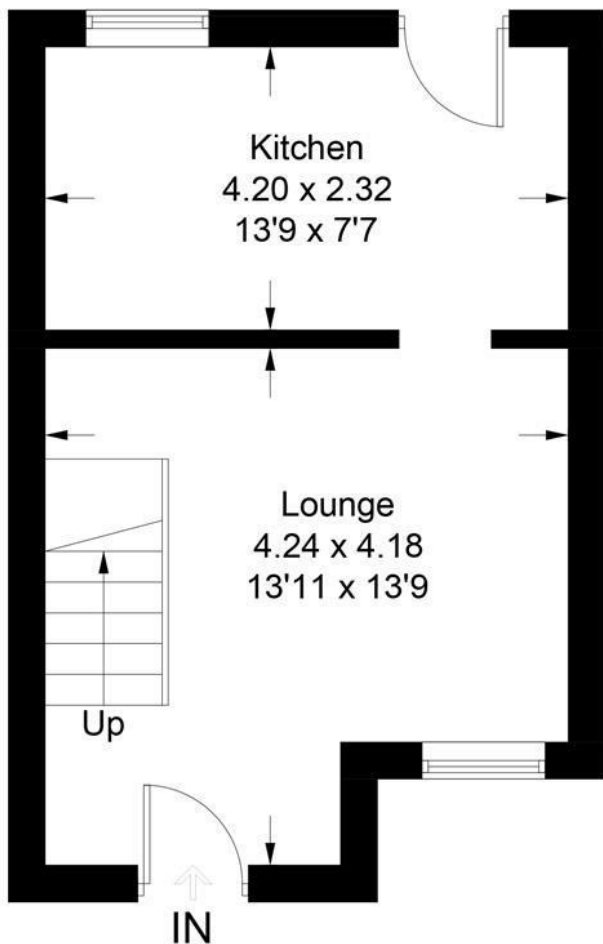
KITCHEN IS CURRENTLY BEING RENEWED, NEW PHOTOS TO FOLLOW



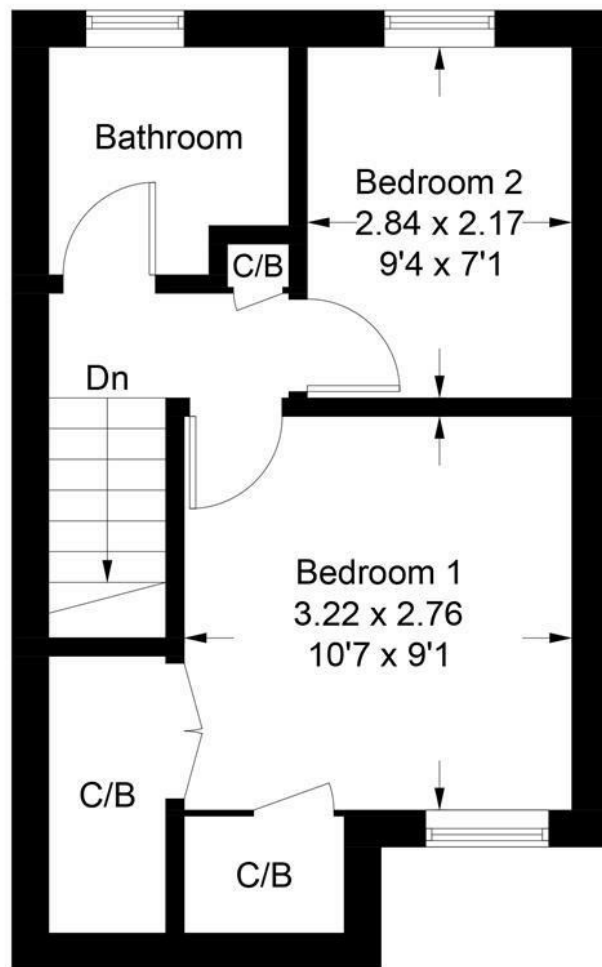




Approximate Gross Internal Area = 55.4 sq m / 596 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028810)

**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>                          |         | 89        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |