STAGS

Sandpiper Cottage Cartlands, Instow, Devon EX39 4LY

A fantastically situated property overlooking the Instow coast.

Instow beach, shops, pubs/restaurants, Tarka Trail, cricket and yacht clubs within walking distance.

• Coastal Views • Kitchen/ Sitting Room • 2 Double Bedrooms • Small front garden & Parking • Available early August • 12+ months • One pet may be considered • Deposit £980 • Council Tax Band B • Tenant Fees Apply

£850 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door into

ENTRANCE HALL

With area for coats. Glazed door leading into

KITCHEN/ SITTING ROOM 15'6" max x 14'0" max

Kitchen units to 1 ¼ sides. With fridge, stainless steel sink unit with mixer tap, electric oven and hob, Wall units to one side. Windows to front and rear. Carpets. Electric radiator. Door into

HALLWAY

Obscure window to rear. Electric radiator. Fitted carpet. Doors off to

BEDROOM ONE 10'7" x 9'5"

Double bedroom with window to front. Electric radiator. Carpets.

BEDROOM TWO 12'2" x 7'9"

Double bedroom with window to front. Electric radiator. Carpets.

BATHROOM 8'10" max x 5'10" max

Panelled bath with electric shower over, W.C., wash hand basin. Door to airing cupboard with shelving.

OUTSIDE

Small garden to the front. Parking for 1/ 2 cars. CARPORT below and useful STORE. Light and power connected. Concrete flooring.

SERVICES

Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - N/A
Heating - Electric heating
Ofcom predicted broadband services - Superfast: Download 40 Mbps, Upload 8 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Council tax band B

SITUATION

Sandpiper Cottage is situated on the fringe of the highly sought after coastal village of Instow in a fantastic elevated position, enjoying far reaching waterside views and ideally situated to walk to the beach, Tarka Trail and the amenities that Instow has to offer. The coastal village of Instow is highly desirable with popular sandy beach and the North Devon yacht club, where boats may be launched and moorings are available. This yacht club has a very good membership and more than 550 members sailing cruisers, day boats, power boats, catamarans and dinghies. Amenities at Instow include local shops with delicatessen, post office and café, hotel, primary school and a variety of pubs and restaurants. There is also a good range of transport opportunities via regular bus routes and the ferry to Appledore across the estuary. The port and market town of Bideford is about 3 ½ miles and offers a wider range of amenities, the sandy beach of Westward Ho! is a further few miles away and backs on to the Northam Burrows country park and Royal North Devon Golf Club. There is also access to the South West Coastal footpath which offers superb coastal walks and stunning vistas of the rugged coastline. The Regional centre of Barnstaple is about 6 miles and offers the area's main business, commercial, leisure and shopping venues. Secondary schools/colleges and further afield there are reputable private schools at West Buckland [about 25 minutes by car], with local pick up points as well as Blundells at Tiverton or Kingsley in Bideford. From Barnstaple there is access to the North Devon Link Road which, eventually leads through to Junction 27 of the M5 Motorway in about 45 minutes. There is also access there to Tiverton parkway where London can be reached in just over 2 hours. North Devon's famous surfing beaches at Saunton [also with championship golf course], Croyde, Putsborough and Woolacombe are 30/40 minutes , as is Exmoor.

DIRECTIONS

Leaving Instow, in the direction of Barnstaple, after a short distance bear right sign posted Rectory Lane, which eventually leads up to the village primary school, continue on this road, pass Old Rectory Close on your left and take the next private drive on the left, shared by Cartlands and the neighbouring property beyond.

WHAT3WORDS///watched.duty.defenders

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.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available the 3rd of August. RENT: £850.00 pcm exclusive of all charges. WATER & DRAINAGE - shared supply between Cartlands, Sandpiper and Lapwing. 33.33% of the bill per calendar month payable to the landlord. DEPOSIT: £980.00 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 £25,500.00 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application. No sharers or smokers.

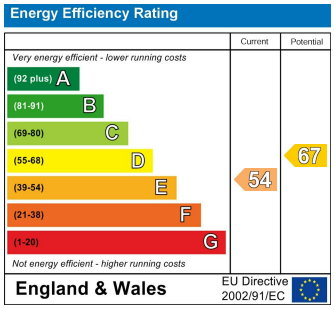
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit of £196.00 (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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STAGS

30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk
stags.co.uk

@StagsProperty