

STAGS

1 Heanton Lea, Chivenor, Barnstaple, Devon EX31 4BX

A delightful two bedroom bungalow with garden, set between Barnstaple and Braunton.

Braunton - 1.5 miles | Barnstaple - 4 miles | Saunton Beach - 4 miles

• Two Bedroom Unfurnished Bungalow • Access via Private Road • Garden & Off-road parking • Gas Central Heating • Pets considered subject to suitability and vetting • Available Mid October • 12+ months • Deposit £920 • Council Tax Band B • Tenant Fees Apply

£800 Per Calendar Month

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

THE PROPERTY COMPRISES
Double glazed front door into

LOUNGE 13'3" x 9'9"
Double glazed windows to front. TV Point. Radiator, Wall mounted thermostat for heating. Airing cupboard housing boiler. Fitted carpet.

KITCHEN 11'8" x 5'3"
Galley style kitchen. Double glazed window and door to rear. Kitchen base and wall mounted units to one side. Recess for fridge/freezer. Plumbing and recess for washing machine. Stainless steel single drainer sink unit. Built-in electric oven. Gas hob and extractor fan. Radiator and laminate flooring.

MASTER BEDROOM 12'11" x 7'5"
Double glazed window to front. Radiator. Electric fuse box. Fitted carpet.

BEDROOM TWO 11'10" x 6'9"
Double glazed windows to rear. Radiator. Fitted carpet.

SHOWER ROOM 8'3" x 4'10"
Double glazed window to rear. Double shower cubicle. Cream low level wc. Cream pedestal hand basin. Bathroom Cabinet. Radiator. Laminate flooring.

OUTSIDE
To the front is a lawned garden with some floral/shrub borders divided by a foot path and enclosed by a low fence. To the rear is an enclosed small garden with small lawned area and small storage container. Off road parking for one car.

DIRECTIONS
From Barnstaple proceed along the A361 towards Braunton. At your arrival to the Chivenor roundabout take the third turning into Heanton Lea. No. 1 Heanton Lea can be found close to the far end on the right hand side. You will need to park on site and walk up to the property.

What3Words: ///surprises.palms.tulip

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating
Ofcom predicted broadband services - Standard: Download 29 Mbps, Upload 4 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three - good outdoor, O2 and Vodafone - variable outdoor.
Local Authority: Council tax band B

SITUATION
This property is close to Wrafton village on the outskirts of Braunton, which in turn, is 5 miles west of Barnstaple, and claimed to be the largest village in England and home to the nearby Braunton Burrows, a National Nature and Unesco Biosphere Reserve. Braunton is also the gateway to some of the best beaches in the south west, including Croyde, Putsborough, Saunton and Woolacombe. There are a good range of local amenities including supermarkets, shops, pubs and restaurants, banking facilities, medical centre and both primary and secondary schooling. Within Wrafton itself, the property is close to the local Post Office, within walking distance of The Williams Arms - a thatched period inn / restaurant and conveniently situated for the Tarka Trail/Coast Path & Playing fields. Barnstaple is the regional centre and as such, houses the areas main commercial, entertainment, and shopping venues. From Barnstaple, the A361 provides access to the M5 at Junction 27, as well as Tiverton Parkway Mainline Station, with links to London. Exmoor with all its attractions is less than half an hour by car.

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £800.00 pcm exclusive of all charges. DEPOSIT: £920.00 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 £24,000.00 is required to be considered. References required, viewings strictly through the agents. Pets may be considered at this property subject to a vetting application and suitability.

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 £184.00 (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.

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.





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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