



Mazzard Cottage Harford, Barnstaple, EX32 0LG

£1,300 PCM

Summary

Charming 3-bedroom cottage near Landkey village offers modern living across two floors. Features include a sleek kitchen, utility room, cozy lounge with log burner, dining room, and contemporary shower suite. Outside, enjoy ample parking, garden space, and a storage shed.

Description

A charming 3-bedroom cottage with parking for 2 cars, nestled near the sought-after village of Landkey. This delightful property spans two floors and boasts a modern fitted kitchen/breakfast area, a convenient utility room, a spacious lounge featuring a cozy log burner, a separate dining room, three generously sized double bedrooms, and a contemporary shower suite.

Surrounded by a well-maintained garden and complemented by a convenient storage shed, this cottage offers both comfort and practicality. Situated in a highly convenient location, it provides easy access to Barnstaple town centre and local schooling, making it an ideal choice for families or professionals seeking a peaceful yet accessible abode.

There is an additional workshop and sheds as well as parking that can be added on to the agreement for around £200pcm. Please ask the office for more details as we have pictures.

PLEASE NOTE - THE PROPERTY WILL HAVE NEW CARPETS BEFORE A TENANCY STARTS

The property is available unfurnished

An Oil Boiler provides heating and hot water

The water is metered.

The property is on a septic tank and the landlord asks for a £15 per month on top of the advertised rental figure to cover the cost of emptying it.

Pets considered. If accepted by the landlord there will be a 20pcm charge per cat or dog.

Available for occupation from 18th March 2024

The rent for the property is £1300 per calendar month, exclusive of all bills and outgoings and payable monthly in advance.

The property will be let on an initial 12-month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £39,500 or provide a guarantor that can show an income of £46,800.

In addition to the first month's rent, a deposit of £1500 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit including the repayment

process can be found at www.mydeposits.co.uk

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £300 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

The property is rated a D for Council Tax.

EPC Rating is E.

Please note that all measurements are only approximate and are purely given as a guide.

Application Procedure

Initially, you will have the opportunity to explore our virtual tour of the property, along with comprehensive marketing material including photos, a detailed write-up, floor plan, and room measurements.

Should you wish to apply for the property, please get in touch with Collyers, and we will promptly provide you with a link to submit your application online. This can be conveniently completed from a PC, smartphone, or tablet. Subsequently, potential tenants will be invited to view the property in person, arranged by Collyers. Our agent will meet you at the property for this viewing.

Upon agreement from the landlord to proceed with the application, potential tenants will be offered the property, contingent on satisfactory references and contract terms.

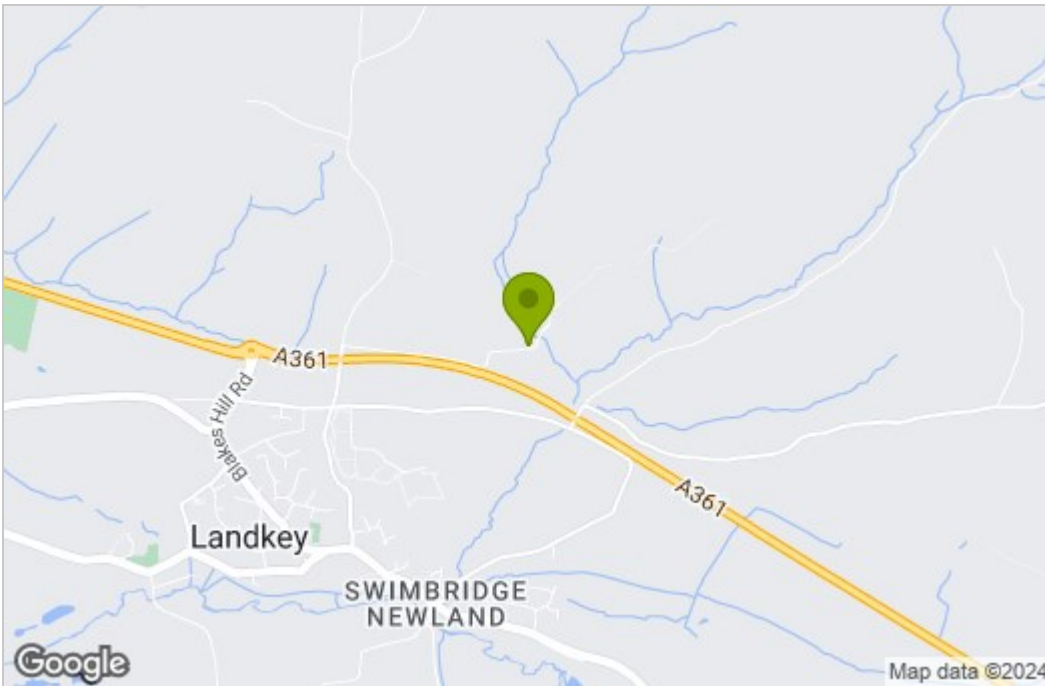
When you have made the decision to proceed with the property, you will be required to pay a holding deposit and provide the necessary information for referencing within 48 hours. Our referencing, contracts, Inventory, and Schedule of Conditions (where applicable) can all be managed and signed securely online.

Please take note: As we receive a high volume of applications for each property, we make every effort to notify all applicants of the outcome. However, there may be occasions when we are unable to do so. Therefore, if you have not received communication from us within 10 working days, please assume that your application has not been successful.

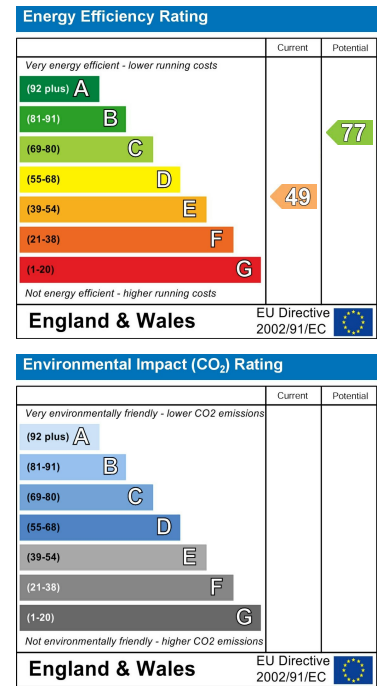
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG
 Tel: 01271377237 Email: enquiries@collyers.biz
 78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP