

STAGS

2 Westcliffe New Road, Bishops Tawton, Barnstaple, Devon EX32 0DN

A 3-bed semi-detached house conveniently located in the desirable village of Bishop's Tawton. The property benefits from gas fired central heating and a modern fitted kitchen and bathroom.

Bishops Tawton village centre - 0.5 miles | Barnstaple - 3 miles | Bideford Quay - 10 miles

• 3-bed semi-detached house • Convenient location with easy travel links • Modern kitchen and bathroom • Gas central heating • Available November 2026 • Pets considered by negotiation • 12 + Months • Holding deposit £229.00 • Council Tax Band B • Tenant Fees Apply

£995 Per Calendar Month

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

SITUATION
Local amenities are within walking distance including the village primary school, church and regular bus service into Barnstaple. From the village there is access to many fine walks in the district including the Tarka Trail. Bishops Tawton is regarded as a popular location to live given its close proximity to the Regional centre of Barnstaple. The town offers the areas main business, commercial, leisure and shopping venues and is well known for its range of outlets including all of the High Street favourites as well as diverse selection of local stores and the renowned Pannier Market and adjacent Butcher's Row. The North Devon Tarka Centre provides many indoor and outdoor pursuits, , live theatres are accessible at Barnstaple and Ilfracombe. Nearby, there is access to the North Devon Link Road which runs through to Junction 27 of the M5 in about 45 minutes and where Tiverton Parkway also allows access to London Paddington in just over 2 hours. Exmoor is also within easy access, as are the sandy surfing beaches of Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe. Fishing is available locally on the rivers Taw and Torridge, whilst there are other golf courses at Landkey and Westward Ho!. One of Barnstaple's comprehensive schools, Park School, is about a mile from the property.

THE ACCOMMODATION COMPRISES OF
Front door leading to

ENTRANCE HALL
Space for boots and coats. Fitted carpet. Radiator. Cupboard under the stairs. Smoke Alarm. 2 Steps leading up to:

LIVING ROOM 11'9" x 9'2"
Cosy room. Fitted carpet. Fire place with slate hearth. Radiator, Carbon monoxide alarm.

KITCHEN 7'11" x 7'11"
Galley style kitchen. Modern fitted grey units with contrasting 'wood effect' laminate work surface. Stainless steel sink, draining board and mixer tap over. Fitted electric oven and hob. Extraction hood.

UTILITY & STORAGE ROOM 8'3" x 5'0"
Handy storage room with space and plumbing for washing machine and dryer. Door leading to front and door leading to rear courtyard.

FIRST FLOOR LANDING
Fitted carpet. Thermostat. Smoke alarm. Cupboard under the stairs.

BATHROOM 8'1" x 5'5"
White 3-piece suite with shower over the bath. Extraction fan. Radiator. Heated towel rail. Wood effect vinyl flooring. Large airing cupboard.

BEDROOM 2 12'6" x 10'0"
Good sized double bedroom. Fitted carpet. Radiator. Countryside glimpses.

2ND FLOOR LANDING
Fitted carpet. Smoke alarm. Handy storage corner.

BEDROOM 3 8'2" x 8'0"
Part restricted head height. Small double or good-sized single bedroom. Fitted carpet. Radiator. Country side views.

BEDROOM 1 12'7" x 10'0"
Good sized double bedroom. Fitted carpet. Radiator. Character fire place (not working). Country side views.

OUTSIDE
Handy private courtyard with 2 storage rooms off it. Ample space for bikes, etc.

DIRECTIONS
Entering Bishops Tawton from the Barnstaple direction, pass through the village and as you approach the church on your right continue along this road and you will see a Dairy Farm on your right. The property can be found a short distance down the road on the opposite side with a name plate next the door.

What3Words: ///impose.snacks.closer

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas Central Heating
Ofcom predicted broadband services - Superfast: Download 49 Mbps, Upload 8 Mbps. Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: Three - Good outdoor, variable in-home. EE, O2 and Vodafone - good outdoor
Local Authority: Council tax band B

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available November 2026. RENT: £995.00 pcm exclusive of all charges. A minimum annual gross household income of £29,850.00 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.
The Holding Deposit of £229.00 (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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