

STAGS

3 The Mews Bydown, Swimbridge, Barnstaple, Devon EX32 0QB

A great opportunity to rent a recently refurbished 2-bed first floor flat with outside space and parking in idyllic rual location near Barnstaple.

Swimbridge - 1 mile | Landkey - 2.5 miles | Barnstaple - 5.5 miles

• 2-bed first floor flat • Recently refurbished • Wood burner • Outside space and parking • Available November • A pet may be considered subject to suitability • 12+ months • Deposit £836 • Council Tax Band A • Tenant fees apply

£725 Per Calendar Month

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

THE PROPERTY COMPRISES OF
Steps leading up to the:

PORCH
Covered area which can double up as storage. Front door to:

ENTRANCE HALL
With space for coats and boots.

HALLWAY
Fitted carpet. Electric radiator. 2x smoke alarms.

KITCHEN 7'10" x 6'10"
Fitted shaker style kitchen in white with contrasting wood effect laminate work surface. Tiled splashback. Stainless steel sink, drainer and mixer tap. Built-in electric oven and hob. Extraction hood. Electric radiator. Tile effect vinyl flooring. Space and plumbing for washing machine. Space for fridge. Airing cupboard housing hot water cylinder. Heat alarm.

BATHROOM 7'8" x 7'8" max into door recess
3-piece white suite with electric shower over the bath. Shower curtain. Electric heated towel rail. Tiled splash back. Tile effect vinyl flooring.

LOUNGE 15'0" x 14'0" max
Spacious room with wood burner. Fitted carpet. Blinds. Electric radiator x 2. Carbon monoxide alarm.

BEDROOM 1 15'1" x 7'4"
Dual aspect double bedroom. Fitted carpet. Blinds. Electric radiator.

BEDROOM 2 10'6" x 10'2"
Dual aspect double bedroom. Fitted carpet. Blinds. Electric radiator.

OUTSIDE
The property is accessed via a shared pathway, which runs around the back of the building. A set of private steps then lead up to the first floor and entrance porch. The property benefits from a small patio garden with lockable shed opposite the pathway. There is also a gated graveled parking area, located a short walk away, down the country lane which leads to the property itself.

SITUATION
Located in the hamlet of Bydown approximately 1 mile from the pretty and timeless village of Swimbridge, which offers a good range of amenities including pub, school, playing field church and post office. There are countryside walks close by, and the local school has a fantastic Ofsted rating. The local village hall has recently been redeveloped and under ½ a million pound improvement program. This is an ideal location for those seeking a village lifestyle and active community. More extensive shopping facilities are available in the next village of Landkey about 2 miles. Barnstaple, the Regional centre is about 4 miles and offers the areas main business, commercial, leisure and shopping venues. There is access via Landkey to the A361 North Devon Link Road which leads through to Junction 27 of the M5 motorway, and also to Tiverton Parkway where there is a fast service of trains to London (Paddington in just over 2 hours). The rugged North Devon coast and safe, sandy, surfing beaches of Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe are all within about half and hour by car, as is Exmoor National Park.

DIRECTIONS
After entering Swimbridge from a Barnstaple direction, continue through centre, passing The Jack Russell pub on your right. Follow road up the hill, passing the turning for Dennington Hill on your right. Take a right turn, with finger post for Bydown & Kerscott Hill. Follow lane into Bydown, where you will see a To Let board on the left hand side, indicating the remote parking area. Continue up the lane for a short distance and the access driveway leading to the property, will be found on your left hand side.
What3Words House - ///solved.scribbled.wipe
What3Words Parking - ///trappings.doghouse.apricot

SERVICES
Electric - Mains connected
Drainage - Shared septic tank
Water - Mains connected
Heating - Electric radiators and wood burner
Ofcom predicted broadband services - Standard: Download 21 Mbps, Upload 2 Mbps.
Ofcom predicted mobile coverage for voice and data: Three, O2 and Vodafone - good outdoors and in home. EE - good outdoors
Local Authority: Council tax band A

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £725.00 pcm exclusive of all charges. DEPOSIT: £836.00 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 £21,750.00 is required to be considered. References required, viewings strictly through the agents.
A pet 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 £.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.



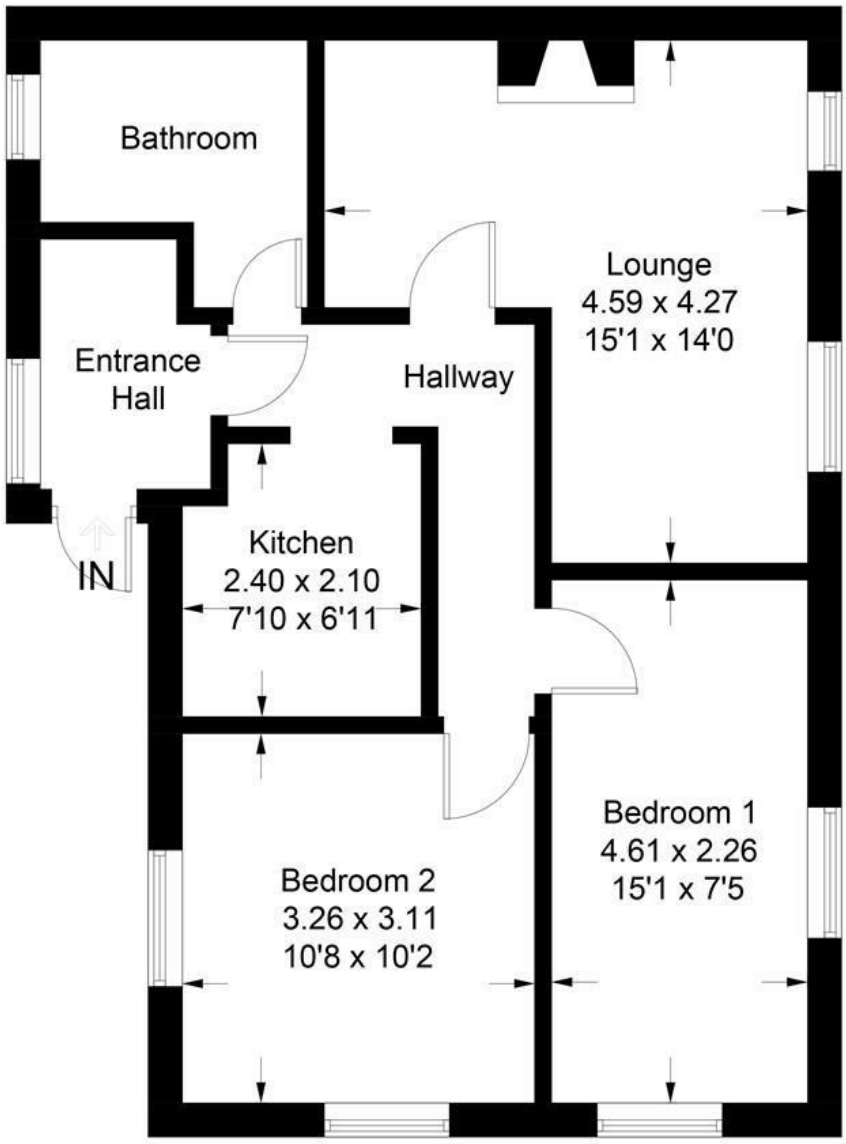








Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1028431)

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

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

@StagsProperty

arla | propertymark PROTECTED

