



Two Rivers Torridge Road, Appledore, Bideford, EX39
1SQ

Unique opportunity to rent a modern, high quality, 4-bed detached, upside down home enjoying outstanding coastal and estuary views.

Appledore Quay - walking distance, Bideford - 3 miles, Barnstaple - 9 miles

• Spacious quality home • Outstanding views • Off-road parking, Balcony & Garden • Gas-fired central heating • Available IMMEDIATELY • Pets may be considered by negotiation • 6+ months • Deposit £2301 • Council Tax Band E • Tenant Fees Apply

£1,995 Per Calendar Month

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

THE PROPERTY COMPRISES

Steps lead up to shared decking area leading to the composite front door giving access to:

HALLWAY

Welcomes you into the home. Fitted carpet. Radiator. CUPBOARD under the stairs with space & plumbing for a washing machine. Thermostat. Smoke alarm. Stairs rising to the first floor (more on this later).

MASTER BEDROOM 13'6" x 10'8" narrowing to 9'8"

Good-sized double bedroom enjoying far reaching estuary views. Fitted carpet. Radiator. Wardrobe.

EN-SUITE SHOWER ROOM 10'4" x 3'10"

Walk-in shower with glass door. Wash hand basin. Heated towel rail. WC. Tiled floor. Underfloor heating. Extraction fan.

BEDROOM 4 10'3" x 8'8"

Compact double bedroom currently set up with a bunk bed. Fitted carpet. Views. Radiator.

FAMILY BATHROOM 8'7" x 6'0"

3-piece white suite with full size bath. Vanity unit and separate walk-in electric shower. Heated towel rail. Underfloor heating. Extraction fan.

BEDROOM 2 14'3" x 10'1"

Spacious double bedroom. Fitted carpet. Radiator. French doors to bottom garden.

BEDROOM 3 12'0" x 11'1"

Spacious double bedroom set up as twin room. Fitted carpet. Radiator. French doors to bottom garden.

FIRST FLOOR OPEN PLAN ACCOMMODATION 28'4" x 26'9"

This stunning open plan area, with its vaulted ceilings, give this home the real wow factor. The room is designed to make the most of the panoramic views that can be enjoyed from every part of the first floor.

Kitchen Area - The stylishly presented kitchen area has been finished with a range of matching hand level units, with integrated appliances, and perfectly finished with a composite worktop.

Balcony - The balcony seamlessly flows from the reception space and offers a great outdoor area that takes in those breath-taking views.

OUTSIDE

The front of the property is reached via external steps from the parking area. A low maintenance walkway leads up to the properties front door, where the views start to open out.

The rear enclosed, south facing garden has been well planned with a decked area reached immediately from the open plan living. A walkway leads onto the terraced lawned garden. The property benefits from a handy side access.

There are outside lights and an outside tap.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating. Underfloor on the first floor. Radiators on the ground floor.

Ofcom predicted broadband services - Superfast: Download 79 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone - good outdoor.

Local Authority: Council tax band E

DIRECTIONS

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel and take the right hand turning shortly after signed for Appledore. Proceed along this road passing the swimming pool and Appledore Football club. Turn left down Broad Lane. At the end of Broad Lane turn right onto Long Lane/Torridge Road. Follow this road past Skern Lodge into Appledore. The property will be the second to last property on your right with a name plate clearly on the wall above the parking space.

What3Words: reboot.soup.birthdays

SITUATION

Appledore is a proud shipping village which is renowned for its historic quay, cobbled streets and picturesque former fishermen's cottages. There is an

excellent range of local amenities including grocers/ Post Office, delicatessen, and a good choice of cafes, restaurants and pubs, some of which have live music. For anyone interested in the arts, there are galleries and gift shops as well as a celebrated annual book festival, now in its 18th year, that attracts multiple renowned celebrity guest authors and speakers.

The village has an award-winning primary school, library and churches, whilst also having a public slipway for those who enjoy all water sports, with gig racing a dominant sport and featuring in the annual regatta. The RNLi have a base in West Appledore and can often be seen moored up or in attendance.

From April through to October, volunteers man two water taxis that transport locals and holiday makers alike across the tidal estuary to and from Instow. Based there, is the North Devon Yacht Club and a beachfront looking back across to Appledore.

The Northam Burrows Country Park, Royal North Devon Golf Course and the brilliant sandy beach at Westward Ho! are all within 3 miles of the property with a range of shops and amenities. The nearby South West Coast Path and Tarka Trail from Instow and Bideford offer excellent walks and stunning vistas of the picturesque North Devon coastline.

Bideford town offers schooling for all ages (public and private), banks, shops, retail park, eateries and five supermarkets.

Barnstaple town centre is around 20 minutes by car and offers all the area's major business, shopping and commercial venues as well connections to the motorway via the A361 (to the M5) or via rail to Tiverton Parkway.

RENTERS RIGHTS ACT

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act.pdf

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 months plus and is available IMMEDIATELY. RENT: £1,995.00 PCM exclusive of all other charges. Pets considered by negotiation. Where the agreed let permits pets the RENT will be £2,025. DEPOSIT: £2,301.00 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). No sharers or smokers. A minimum annual gross household income of £60,000.00 is required to be considered. References required, viewings strictly through the agents.

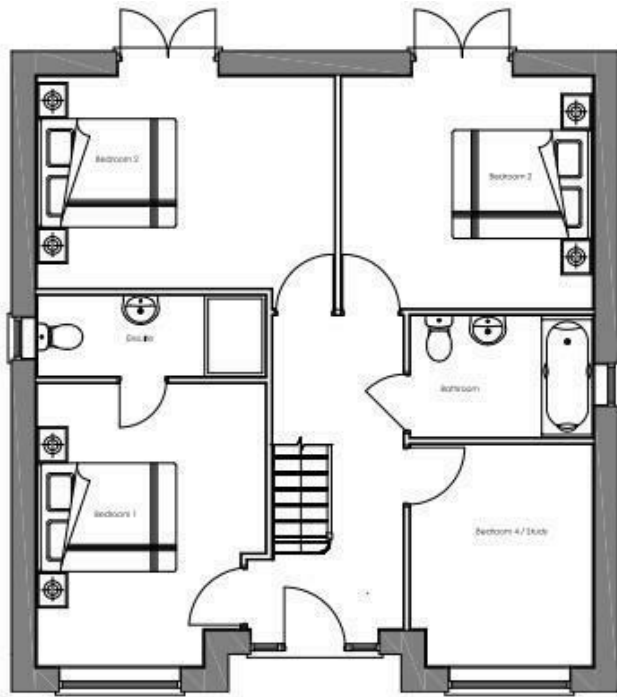
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £460.00) 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

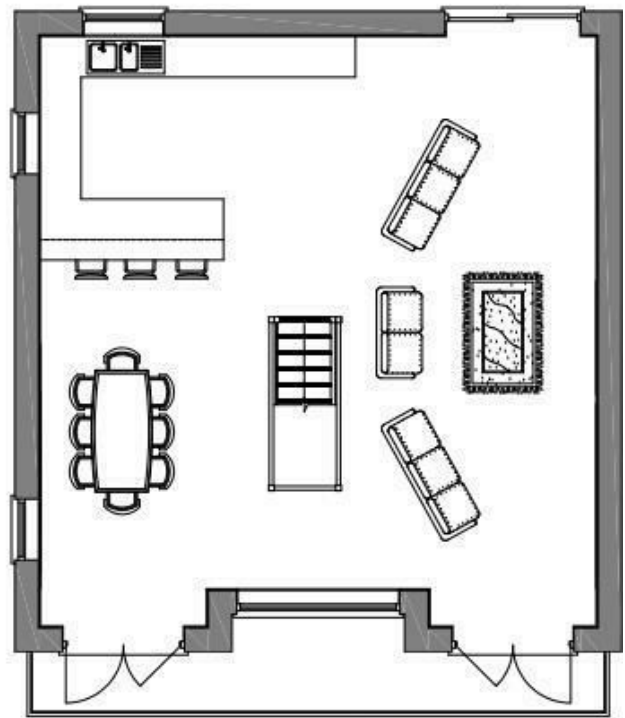
TENANT PROTECTION

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.





Ground Floor



First Floor

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.



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



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	Current	Potential
	83	90
	EU Directive 2002/91/EC	