



The Loft Torridge Hill, Bideford, EX39 2AZ

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Modern quality 1-bed flat with off-road parking conveniently located in the heart of Bideford.

Bideford town centre - walking distance, The beach at Westward Ho! - 3 miles, Barnstaple - 9 miles

- High quality flat
- River views
- Great location
- Gas-fired central heating
- Available 21 February
- Regretfully not suitable for pets
- 6 / 12+ months
- Deposit £801
- Council Tax Band A
- Tenant Fees Apply

£695 Per Calendar Month

01271 322837 | [rentals.northdevon@stags.co.uk](mailto:rentals.northdevon@stags.co.uk)

## THE PROPERTY COMPRISSES

Partially glazed timber door gives access to communal entrance hall. Communal utility cupboard with space and plumbing for own washing machine. Electric meter cupboard. Fire alarm panel. LVT flooring. Stairs rising to first floor.

## COMMUNAL FIRST FLOOR LANDING

Fitted carpet. Smoke alarm. Store cupboard. Front door to Flat. Carpeted stairs rising to second floor.

## SECOND FLOOR LANDING

Fitted carpet. Smoke alarm.

## OPEN PLAN LIVING/DINING/KITCHEN

### 21'0" x 15'3" (living - partially reduced head height)

Fitted carpet. Lovely views out over the Torridge and beyond. Eaves storage. Boiler cupboard. Radiator.

## KITCHEN

### 10'0" x 8'3" (partially reduced head height)

Fully fitted sage green slab style kitchen with J-handles and contrasting wood effect laminate work surface. Stainless steel sink. Gold coloured mixer tap. Electric oven and induction hob. Slimline dishwasher. Space for undercounter fridge. Wood effect LVT flooring. Heat alarm.

## BEDROOM

### 22'2" x 9'1" (partially reduced head height)

Spacious double bedroom. Built-in black out blinds. Fitted carpet. Radiator. Eaves Storage.

## SHOWER ROOM

### 9'5" x 5'7"

Lovely modern shower room with walk-in shower. Black shower enclosure. Wash hand basin. Black mixer tap. WC. Heated towel rail. Fitted shelving and counter. Tile effect vinyl flooring. Extraction fan.

## OUTSIDE

One off-road parking space.

## SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 900 Mbps, Upload 900 Mbps

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

Local Authority: Council tax band A

## SITUATION

Situated in the port and market town of Bideford which sits on the banks of the River Torridge and offers a wide range of amenities including various shops, butchers, pubs, restaurants, cafes, places of workshop, schooling for all ages (public and private) and five supermarkets. Atlantic Village shopping outlet and retail complex is also nearby and offers a range of popular brands such as Nike and Starbucks to name a couple. There is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple. The renowned coastal town of Westward Ho! benefits from a three mile long safe and sandy beach which joins Northam Burrows Country Park and The Royal North Devon Golf Course, which

is reputed to be the oldest links course in England. There are also a good range of amenities for its size, as well as access to the South West coastal footpath which affords excellent walks and stunning vistas of the rugged North Devon coast line.

The regional centre of Barnstaple is approximately 10 miles away and offers all of the areas main business, shopping and commercial venues. There are also good transport opportunities via the A361 Link Road which connects the motorway network at Junction 27 of the M5 motorway or via the Rail and Tarka Line.

## DIRECTIONS

On foot from the Stags Bideford office turn right and immediately the first right again up Bridge Street. Walk to the top and turn left into Grenville Street. Keep going straight into Buttgarden Street. Follow the street to the end where it merges onto Torridge Hill. The property will be found across the road on your right. A 5-minute walk.

What3Words //beats.elders.approvals

## LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6 / 12+ months plus and is available IMMEDIATELY. RENT: £695.00 PCM exclusive of all other charges. Regretfully not suitable for pets. DEPOSIT: £801.00 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 £21,000.00 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 £160.00) 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.



**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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