



10 The Quay, Ilfracombe, EX34 9EQ

Unique opportunity to rent a spacious 3-bedroom maisonette apartment located in enviable position enjoying superb views to either side across the Ilfracombe harbour on one side and the Atlantic Ocean to the other.

Ilfracombe Quay & shops - walking distance, Barnstaple - 12 miles, Exmoor National Park - 11 miles

• Spacious 3-bed maisonette • Superb views & fabulous location • Garden/patio overlooking the ocean • Gas-fired central heating • Available IMMEDIATELY • Not suitable for pets • 6/12+ months • Deposit £1,442.00 • Council Tax Band TBC • Tenant Fees Apply

£1,250 Per Calendar Month

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

THE PROPERTY COMPRISES

Communal front door leads to communal entrance hall. Fitted matting. Smoke alarm. Door into:

INNER HALL

Space for coats and boots. Fitted matting. Radiator. Stairs rising to the first floor.

FIRST FLOOR LANDING

Vinyl flooring. Smoke alarm.

KITCHEN

12'9"x 10'10" max

Quality oak kitchen with tiled work surface. Electric range cooker. Gas hob. Composite sink and drainer. Stainless steel mixer tap. Built-in dishwasher, 2x Undercounter fridges. Extraction hood. LVT flooring. Radiator.

DINING/LIVING ROOM

19'0" x 11'3" + bay window

Spacious room with delightful harbour views. Vinyl flooring. Radiator.

REAR HALL

Store cupboards with one having plumbing and space for a washing machine. LVT flooring.

FAMILY BATHROOM

9'7" x 6'0"

3-piece white suite with shower over the bath. Vinyl flooring. Bidet. Radiator.

BEDROOM 3

20'7" max x 8'9" max

Spacious double bedroom. Fitted carpet. Radiator. Cupboard housing gas boiler. Door to rear courtyard.

2ND FLOOR LANDING

Fitted carpet. Smoke alarm.

WC

Wash hand basin. WC. Vinyl flooring.

2ND LIVING ROOM/DINING ROOM

22'2" x 12'8" max

Spacious room with kitchenette making the most of the patio immediately outside. Small fridge/freezer. Dishwasher. Stainless steel sink, mixer tap and

work surface. Laminate flooring. radiator. Patio doors onto rear patio enjoying uninterrupted ocean/coastal views.

BEDROOM 2

13'3" x 11'11" max

Double bedroom. Fitted carpet. Radiator. Wash hand basin. Views.

BEDROOM 1

15'1" x 11'6" max

Spacious double with fabulous harbour views. Fitted carpet. Radiator.

EN-SUITE SHOWER ROOM

11'5" x 4'5" max

Walk-in shower. Bidet. Wash hand basin. WC. Vinyl flooring. Radiator.

TOP FLOOR

Solely suitable for storage. Fitted loft ladder.

OUTSIDE

Rear patio mainly paved with mature borders. Fantastic sea views. Steps leading down to lower small courtyard (accessible from bedroom 3).

AGENT'S NOTE

The Energy Performance Certificate is on order.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas fired central heating

Ofcom predicted broadband services - Superfast: Download 59 Mbps, Upload 10 Mbps.

Ofcom predicted mobile coverage for voice and data is likely outside on all networks and likely indoors on Three only. <https://checker.ofcom.org.uk/>

Local Authority: Council tax band TBC

SITUATION

The property is located within the heart of picturesque harbour town of Ilfracombe, situated on the Quay and moments away from the stunning Landmark Theatre, Tunnels beach, pretty Jubilee Gardens and South West



Coast Path. Ilfracombe Harbour and its sandy beach, the towns amenities and facilities are within walking distance, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, cottage hospital, doctors surgery and diverse range of pubs and restaurants. Damien Hirst's Verity; a 66 ft bronze sculpture is at the end of the harbour. The Yacht Club on the harbour front is a major part of the towns social scene, and includes gig racing. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital, the famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combes and dramatic sea cliffs. North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Ilfracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.

DIRECTIONS

What3words ///cleansed.grunt.moss

LETTINGS

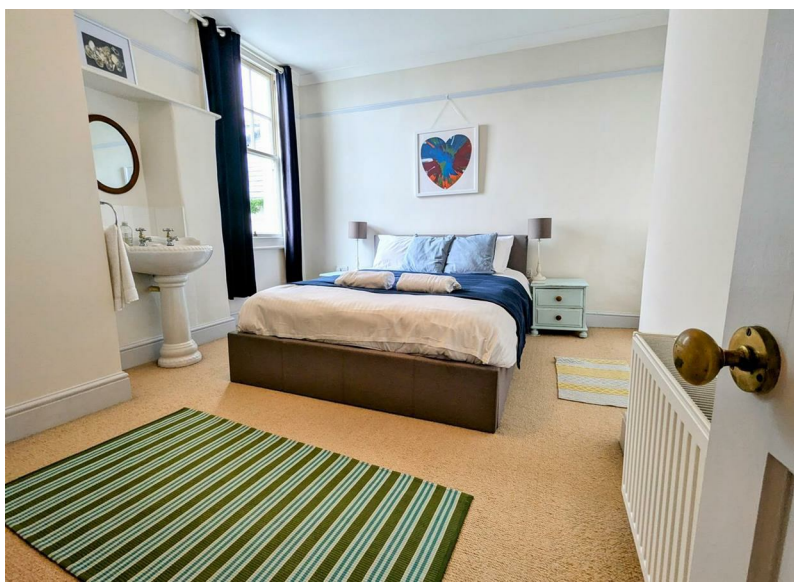
The property is available to let, furnished or unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available IMMEDIATELY. RENT: £1,250.00 PCM exclusive of all other charges. Not suitable for pets. No sharers or smokers. DEPOSIT: £1,442.00 returnable at end of tenancy subject 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 £37,500.00 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 £288.00) 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.



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@StagsProperty



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	76
B (81-90)	
C (69-80)	59
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	