



2 Meadow Rise, Northam, Bideford, Devon EX39 3FQ

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Outstandingly spacious and modern 3-bed detached split-level home with the benefit of a private garden, integral garage and off-road parking located in a desirable area of Northam, just outside Bideford. EPC = B.

Northam town centre - walking distance, Bideford - 2 miles, Barnstaple - 9 miles

• High quality spacious 3-bed detached • All bedrooms en-suite • Integral garage, driveway and garden • Gas-fired central heating • Available 1 March • Pets considered by negotiation • 12+ months • Deposit £1903 • Council Tax Band F • Tenant Fees Apply

£1,650 Per Calendar Month

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## THE PROPERTY COMPRISES

Paved pathway leads to the timber front door giving access to:

### ENTRANCE HALL

Welcomes you into the home. Coir matting. Carpet. Smoke alarm. Steps leading up to the split level landing.

### UTILITY ROOM/WC

**9'8" x 7'8" max**

Fitted light grey slab-style kitchen units with integrated J-handles topped by a contrasting dark grey laminate work surface. Stainless steel sink, drainer and mixer tap. Washing machine and tumble dryer, WC. Extraction fan. Thermostat. Tiled floor. Airing cupboard with hot water cylinder. Heating programmer.

### SPLIT LEVEL LANDING

Fitted carpet. Thermostat. Smoke alarm.

### MASTER BEDROOM **16'1" x 10'11" + wardrobe area**

Large double bedroom. Built-in wardrobes. Fitted carpet. Thermostat.

### EN-SUITE SHOWER ROOM

Large walk-in shower. Jack and Jill wash hand basins with drawers beneath. WC. Tiled floor and walls. Heated towel rail. Humidistat.

### KITCHEN/DINING/LIVING ROOM

**31'7" x 10'11"**

Large open plan room.

**KITCHEN:** Light grey slab style kitchen with integrated J-handles and contrasting granite work surface. Built-in drainer. Mixer tap. 1.5 bowl dark grey sink. Built-in 5-ring induction hob. Built-in fridge and freezer. Dishwasher. 4 ovens. Tiled floor. Heat alarm.

**DINING/LIVING AREA:** Light and airy space. Wooden floor. Thermostat. Lamp sockets. Bi-fold doors giving access to the raised decked patio.

### FIRST FLOOR LANDING

Fitted carpet. Radiator. Smoke alarm.

### BEDROOM 2

**14'10" x 10'0" + wardrobe area**

Spacious double. Built-in wardrobes. Fitted carpet. Radiator. Thermostat. Patio doors leading onto BALCONY.

### EN-SUITE BATHROOM

Spacious bathroom with full-size bath and shower attachment. Separate walk-in shower. Wash hand basin with drawers beneath. WC. Tiled floor. Heated towel rail. Humidistat.

### BEDROOM 3

**10'6" x 10'4"**

Double bedroom. Fitted carpet. Radiator.

### EN-SUITE SHOWER ROOM

Walk-in shower. WC. Wash hand basin. Tiled floor. Heated towel rail. Humidistat.

### INTEGRAL GARAGE

**21'0" x 18'2"**

Large garage. Electric up-and-over door. Concrete floor. Power and light connected. Gas boiler. Fuse board. Carbon monoxide alarm. Door to back garden.

### OUTSIDE FRONT

Driveway parking for 2 cars. Beds with plants and shrubs. Pedestrian access to the rear.

### OUTSIDE REAR

Low maintenance. Laid to lawn. Gravelled area. Raised decking. Storage box. Outside light and tap.

### SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

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

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps

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

Local Authority: Council tax band F

## SITUATION

Meadow Rise is situated within one of the most popular residential areas being within walking distance of Bideford's amenities yet close proximity to the sandy, surfing beach at Westward Ho! The historic port and market town of Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park with a range of well-known branded shops and factory outlets. From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Great Torrington and Barnstaple. Northam village, just a mile away, has a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool. The coastal town of Westward Ho! with its three mile long sandy beach, adjoining Northam Burrows Country Park and The Royal North Devon Golf Club, has shops, pubs, restaurants and access to the South West Coast Path, affording excellent walks. The regional centre of Barnstaple has a wider range of business, shopping and commercial venues, A361 link road to the M5 or the train station.

## DIRECTIONS

What3words: ///natively.blunt.spots

## 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](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lnr_roadmap.pdf)

## LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 1 March. RENT: £1,650.00 PCM exclusive of all other charges. Pets considered by negotiation. DEPOSIT: £1,903.00 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 £49,500.00 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 £380.00) 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		83	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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