



Sea Vista Staddon Road, Appledore, Bideford, Devon EX39 1RF

Thinking of relocating to North Devon but not ready to commit to buy. Or would a luxury weekend home suit you. Here is a unique opportunity to rent a large, modern detached 4-bed property offering, arguably the best coastal views in North Devon. Available as a **FULLY FURNISHED** winter let for 5 months from 4 November.

Bideford - 3.5 miles Barnstaple - 10.5 miles Great Torrington - 10 miles

- Fully Furnished Winter let for 5 months
- Desirable Appledore location
- Off-road parking, garage & garden
- Modern open plan living
- Magnificent far reaching views
- Regrettably pets not considered
- Available 4 November onwards
- Deposit £2,596
- Council Tax Band F
- Tenant Fees Apply

£2,250 Per Calendar Month

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

SITUATION

Located in a superb position enjoying breath-taking views of the Northam Burrows, Westward Ho! Beach, the Atlantic, North Devon Coast, Lundy Island and Hartland Point. On the other side of the estuary is Braunton Burrows which is at the heart of Devon's AONB and is a UNESCO Wild Biosphere Reserve. The historic Quay is within walking distance and the public slipway is only a stone's throw away, for those who enjoy jet skiing, sailing, canoeing, kayaking etc. Appledore is a quaint fishing village renowned for its historic quayside, intertwining cobbled streets, book festival and many picturesque former fishermen's cottages. There is an excellent range of local amenities including mini supermarket, delicatessen, Post Office, Maritime museum, various cafes, restaurants, pubs, fish & chip shops, galleries and craft shops. There is also a primary school, playground, churches, social club and antiques store. The Northam Burrows Country Park, Royal North Devon Golf Course and the sandy, surfing beach at Westward Ho! are all within 3 miles. The nearby South West Coastal Path and Tarka Trail offer excellent walks and stunning vistas of the rugged North Devon coastline. Instow has a similar range of amenities including several restaurants, hotel and sailing club. Bideford has a wider range of amenities, schooling for all ages (public and private), banks, shops and five supermarkets. Barnstaple town offers all the area's main business, shopping and commercial venues as well connections to the motorway via the A361 to junction 27 of the M5 or via rail at Tiverton Parkway.

DESCRIPTION

A bright and airy, newly build detached 4-bedroom, 3 bathroom, luxury property with large open planned living spaces offering some of the finest views in North Devon. The property has engineered wood flooring in all living areas and fitted carpets in the bedrooms. The property benefits from an air source heat pump and solar panels powering the central heating and hot water system.

ACCOMMODATION

On the ground floor an entrance hall welcomes you into the home. There are 2 double bedrooms off the hall, a shower room with WC, a utility room which in turn leads to the integral garage. To the rear of the property is the impressive open-planned kitchen/dining room leading into the large living room with both enjoying those fantastic views. Sliding patio doors lead out onto the patio and garden beyond.

The kitchen is a well-fitted quality matt navy blue kitchen with integrated induction hob, oven/grill, dishwasher and fridge/freezer.

The first floor comprises of spacious landing with a large storage cupboard, a large double bedroom with en-suite shower room and a very large master bedroom with en-suite bathroom with free standing bath as well as a walk-in shower. A large 'Juliette' balcony effect is created by the large full height sliding doors. Views are fantastic.

OUTSIDE

Outside there is a drive to the front providing ample parking, a small slabbed patio area enjoying a sunny aspect and a larger

gravelled amenity area. There are also outside lights and taps.

To the rear is the delightful patio area enjoying those fabulous views.

SERVICES

Mains electric, water and drainage. Air Source Heat Pump and Solar Panels.

DIRECTIONS

From Bideford proceed on the A386 heading towards the A39. Upon reaching Heywood roundabout take the 2nd exit towards Westward Ho!, Appledore, Northam. Follow Heywood Road for 0.5 miles then turn right (still on the A386) signposted Appledore. Follow this road for 1.3 miles into the village of Appledore. Turn left into Staddon Road. The property will be the first on your left hand side.

LETTINGS

The property is available on a WINTER LET, FULLY FURNISHED, for 5 months is available 4 November 2024 until 4 April 2025. RENT: £2,250.00 PCM exclusive of all other charges. Pets not considered. No sharers or smokers. DEPOSIT: £2,596.00 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 £67,500.00 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 £519.00) 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.



Approximate Gross Internal Area = 252.0 sq m / 2712 sq ft
(Including Garage)

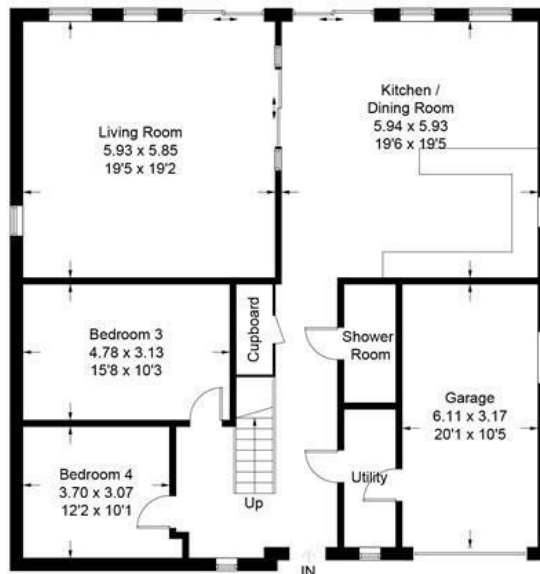
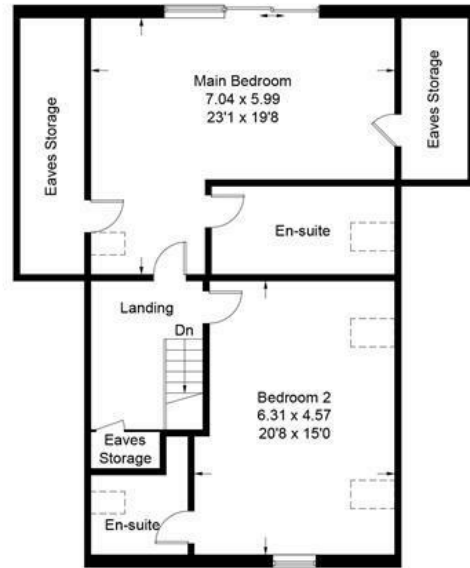


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID978291)

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: 99 Potential: 99
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC