



3 Westcroft Terrace Irsha Street, Appledore, Bideford,
Devon EX39 1RX

A charming converted 4-bedroom former fisherman's cottage directly situated on the Taw/Torridge estuary enjoying outstanding views and located on one of Appledore's most desirable streets.

Appledore quay and amenities - walking distance Bideford - 4 miles
Barnstaple - 11 miles

• 4-bed, 2 bath, waterside terraced property • Heart of Appledore location with wonderful views • Gas fired central heating • Fully furnished • Available 18 July • No pets • 12+ months • Deposit £1,500 • Council Tax Band B • Tenant Fees Apply

£1,300 Per Calendar Month

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

THE PROPERTY COMPRISES

A timber front door gives access to:

SITTING ROOM

Space for coats in the entrance. Step leads to the cosy sitting room complete with bay window seating. Feature open fire place (not in use). Engineered wood flooring. Radiator. Smoke alarm. Stairs rising to first floor.

KITCHEN/DINING/LIVING AREA

Open planned space with fitted shaker style kitchen in white with contrasting dark grey laminate work surface. Built-in oven, hob, dishwasher, fridge/freezer. Extraction hood. Stainless steel sink, drainer, mixer tap. Engineered wood flooring. Radiator. Heat alarm. Patio doors offering outstanding views and access to the patio with space for seating. Glass balustrade.

FIRST FLOOR LANDING

Fitted carpet. Radiator. Smoke alarm.

BEDROOM 1

Spacious double. Fitted carpet. Radiator. Lovely views.

BEDROOM 4

Single bedroom, with fitted bunk bed. Fitted carpet. Radiator. Pleasant view up 'The Path'.

BATHROOM

3-piece white suite with shower over the bath. Fully tiled. Heated towel rail. Extraction fan.

SECOND FLOOR LANDING

Fitted carpet. Smoke alarm.

BEDROOM 2

Compact double. Fitted carpet. Eaves storage. Wonderful views.

BEDROOM 3

Spacious single bedroom. Built-in eaves storage. Fitted carpet. Radiator. Views over Appledore roof tops. Cupboard housing gas boiler. Carbon monoxide alarm.

EN-SUITE SHOWER ROOM

Walk-in shower. Wash hand basin. WC. Humidistat. Fully tiled.

OUTSIDE

Lovely patio offering room for seating and enjoying outstanding views across the estuary, Instow, Crow Point and out to the Atlantic.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 1000 Mbps - Superfast: Download 80 Mbps, Upload 20 Mbps - Standard: Download 2 Mbps, Upload 0.3 Mbps.

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

Local Authority: Council tax band B

PARKING

Parking is available approx. 100 yards away in Torridge Road Car Park. Permits can be obtained through Torridge District Council on 01237 428700.

SITUATION

Located in a superb position enjoying breath-taking views of the estuary, sea, Instow, Crow point and Braunton Burrows which is on

the other side of the estuary from the house and 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.

DIRECTIONS

From Bideford take the A386 signed Appledore. Go straight across Heywood Roundabout. After half a mile turn right onto Churchill Way (A386) signed Appledore. Follow the A386 for 1.6 miles. Continue on the same road (now called Myrtle Street followed by Marine Parade, The Quay and Churchfield Road) for just under 0.5 miles. Turn left up Torridge Road. After approx. 300 yards the entrance to Torridge Road parking is on your right hand side. Park in the car park and continue on foot down The Path which leads to Irsha Street. The property will be found directly across from 'The Path'.

LETTINGS

The property is available to let, fully furnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 25 July. RENT: £1,300.00 PCM exclusive of all other charges. No pets, sharers or smokers. DEPOSIT: £1,500.00 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 £39,000.00 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 £300.00) 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 = 88.9 sq m / 957 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014264)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC