



STAGS

Flat 4, 43 Clovelly Road, Bideford, Devon EX39 3DF

A fully self-contained 1 bedroomed unfurnished flat with lovely views. Electric storage heating. Located at the top of this large terraced house. Living room with fitted kitchen, double bedroom and shower room. Sorry not suitable for pets.

Bideford Town Centre - walking distance, the beach at Westward Ho! - 3 miles, Barnstaple - 9 miles

• Spacious 2nd floor flat • Convenient location • Off-road parking space • Electric heating • Available 7 June 2025 • Regretfully not suitable for pets • 6/12 months • Deposit £663 • Council Tax Band A • Tenant Fees Apply

£575 Per Calendar Month

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

THE PROPERTY COMPRISES

Steps lead to communal front door and hallway. Stairs to first floor. Front door into flat giving access to:

ENTRANCE HALL

Space for coats and boots. Fitted carpet. Stairs rising to second floor.

2ND FLOOR LANDING

Fitted carpet. Smoke alarm. Fitted storage shelf half way up stairs.

SHOWER ROOM

Shower cubicle with electric shower. Wash hand basin. WC. Wood effect grey vinyl flooring.

LIVING ROOM

11'9" max x 13'6" max

Lovely views across town and countryside beyond. Fitted carpet. Night storage heater. Smoke alarm.

KITCHEN

9'9" max x 6'4" max

Breakfast bar. White/grey coloured fitted kitchen. Tiled work surface. Electric cooker. Stainless steel sink, drainer, hot and cold taps. Wood effect grey vinyl flooring. Electric fuse board.

BEDROOM

11'2" x 9'6" (partially restricted head height)

Double bedroom. Fitted carpet. Night storage heater.

PARKING

The parking space for 1 car is at the rear off the lane and it is the right hand one looking at the spaces.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Heating - Electric night storage heating

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 A

SITUATION

Clovelly Road is one of the most popular residential roads in Bideford, popular due to its close proximity to the historic port and town centre and Affinity Retail and Leisure complex, all within walking distance. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities which are all within walking distance, including various shops, butchers, pubs and restaurants. The property is

a 10 minutes walk away from the historic pannier market; a pretty covered former market building built in 1884 and today houses cafe's, coffee shops, boutique and craft stalls, independent shops and stalls. Bideford has schooling for all ages (public and private), five supermarkets, places of worship and large public park. The nearby shopping outlet 'Affinity' offers a fantastic range of retail and leisure facilities including World of Wonder children's soft play and outlet shopping stores including to name a few; Crew, Clarks, Starbucks and Costa. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away). The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple offers all of the areas main business, shopping and commercial venues and can be reached by car in around 15 minutes.

DIRECTIONS

What3Words ///recall.strain.cdown

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available 7 June. RENT: £575.00 PCM exclusive of all other charges. Regretfully not suitable for pets. DEPOSIT: £663 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 £17,250.00 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 £132.00) 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.



30 Boutport Street., Barnstaple, Devon, EX31 1RP
01271 322837
rentals.northdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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		