



STAGS

5 Abbotsham Road, Bideford, EX39 3AF

Substantial, well presented semi-detached period house located a stone's throw from Bideford's bustling quayside.

Bideford town centre & Quayside - walking distance, Beach at Westward Ho! - 3 miles, Barnstaple - 9.5 miles

• 5 bedrooms, 3 bathrooms • Period features, modern conveniences • Gas-fired central heating & double glazing • Rear courtyard-style garden • Available mid-July • One pet considered by negotiation • 6/12+ months • Deposit £1557 • Council Tax Band B • Tenant Fees Apply

£1,350 Per Calendar Month

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

THE PROPERTY COMPRISES

Front paved courtyard with steps leading to timber front door.

ENTRANCE PORCH

Original tiled floor. Space for coats & boots. Room for recycling bins. Electric fuseboard. Original glazed door leading into:

HALLWAY

Original tiled floor. Partially wood panelled walls. Radiator. Smoke alarm. Store cupboard under the stairs.

LIVING ROOM **14'6" x 12'11" + bay window**

Spacious room with timber flooring. Feature fireplace and wood burner. Lovely bay window. Partially wood panelled walls. Radiator.

DINING ROOM **13'8" x 9'6"**

Good-sized reception room with timber flooring. Feature fireplace (not in use). Partially wood panelled walls. Radiator.

KITCHEN **12'5" max x 8'9" max**

Fully fitted U-shape kitchen in cream with stainless steel handles and contrasting dark grey laminate work surface. Stainless steel sink, drainer and mixer tap.. Range cooker with extraction hood over. Space and plumbing for washing machine and dishwasher. Space for tall fridge-freezer. Tiled floor. Back door to rear courtyard.

FIRST FLOOR LANDING

Timber flooring. Smoke alarm.

FAMILY BATHROOM

Large, modern, luxurious bathroom with freestanding bath and separate walk-in shower. Heated towel rails. Tile-effect vinyl flooring. Airing cupboards housing the gas boiler. Carbon monoxide alarm.

BEDROOM 1 **13'7" x 13'3" + bay window**

Large bedroom with bay window. White painted timber floor. Feature fire place (not in use). Radiators.

EN-SUITE BATHROOM

En-suite bathroom comprising freestanding bath, wash hand basin with cupboard below and WC. Wood-effect grey vinyl flooring. Heated towel rail.

BEDROOM 2 **14'0" x 9'10"**

Another spacious double bedroom with fitted carpet. Radiator.

SHOWER ROOM

Convenient and well-positioned shower room comprising of walk-in shower, wash hand basin and WC.

SECOND FLOOR LANDING

Fitted carpet. Smoke alarm. Access to 3 bedrooms.

BEDROOM 3 **12'11" x 10'0"**

Partially restricted head height. Double bedroom. Fitted carpet.

BEDROOM 4 **14'0" x 9'11" max**

Partially restricted head height. Double bedroom. Painted timber flooring.

BEDROOM 5 **11'8" x max x 9'6" max**

Partially restricted head height. Small double bedroom. Painted timber flooring.

OUTSIDE REAR

Private walled courtyard. A real suntrap with ample room for seating.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating. Wood burner in living room.

Ofcom predicted broadband services - Standard: Download 19 Mbps,

Upload 1 Mbps. Superfast: Download 80 Mbps, Upload 20 Mbps.

Ultrafast: Download 1000 Mbps, Upload 1000 Mbps.

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

Local Authority: Council tax band B

SITUATION

The property is situated on one of the most sought-after residential roads in Bideford, popular due to its close proximity to local amenities and some of the most individual and attractive architecture to be found in Bideford. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities all within walking distance including various shops, butchers, pubs and restaurants. Bideford has schooling for all ages (public and private), five supermarkets, a variety of cafes, boutique shops, places of worship and a large public park. There is also a nearby shopping outlet and retail complex with a range of popular brands such as Nike, Crew Clothing and Starbucks. 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 village of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy blue flag beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. There are also a good range of amenities for its size, as well as access to the South West Coast Path, which affords excellent walks and stunning vistas of the rugged North Devon coastline.

DIRECTIONS

From Bideford Quay proceed up the High Street. At the top turn left. Then take the first right into Abbotsham Road. The property is the third one on the left.

RENTERS RIGHTS BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.

LETTINGS

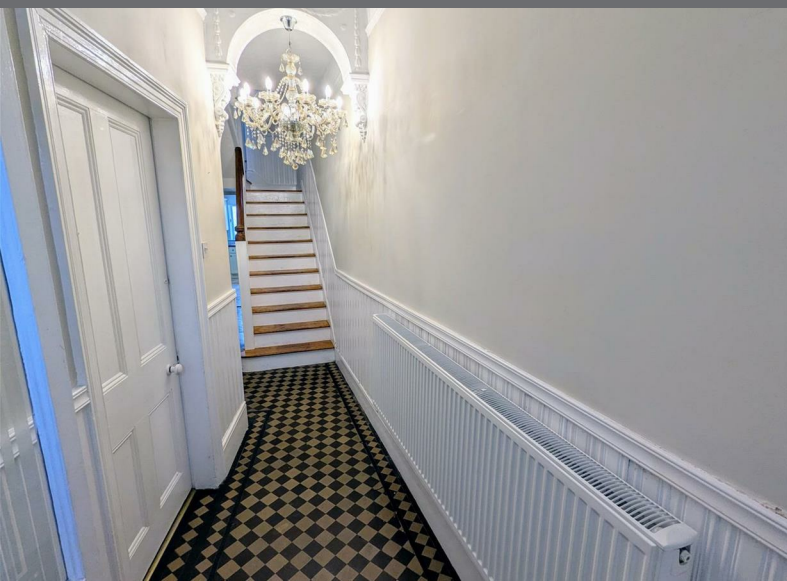
The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available IMMEDIATELY. RENT: £1,350.00 PCM exclusive of all other charges. One pet may be considered by negotiation. Where the agreed let permits pets the RENT will be £1,400.00. DEPOSIT: £1,557 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 £40,500.00 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 £311.00) 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.



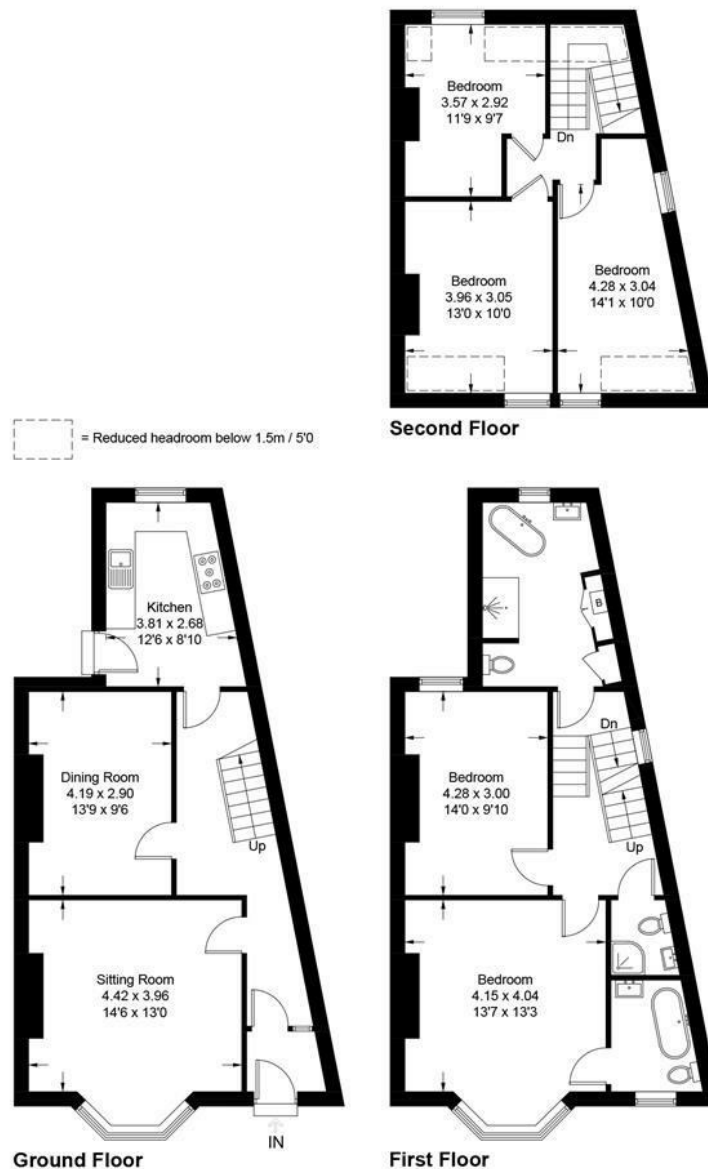


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218286)

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		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) 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		