



Flat 4, 3 The Quay, Bideford, Devon EX39 2HW

A spacious second floor apartment overlooking the River Torridge and within walking distance of all amenities.

Bideford Town Centre on the doorstep, Westward Ho! Beach 3 miles, Instow Beach 3.5 miles, Barnstaple 9 miles

• Newly Decorated 2nd Floor Apartment • Two Double Bedrooms • Walking Distance To Town • Great Views Of The River Torridge • Available IMMEDIATELY • Not suitable for pets • 6 / 12 months + • Deposit £865 • Council Tax Band A • Tenant Fees Apply

£825 Per Calendar Month

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

DESCRIPTION

Flat 4 is a Grade II listed second floor two-bedroom riverside apartment, with frontline views over the River Torridge. The apartment has an East facing aspect in the heart of Bideford Quay. The accommodation features a deceptively light and spacious LIVING/DINING ROOM, KITCHEN, BATHROOM and 2 DOUBLE BEDROOMS. The apartments in this building are spread out over three floors and share a communal entrance with an admission buzzer.

ACCOMMODATION

ENTRANCE DOOR leading to the HALLWAY where the Bedroom, Kitchen, Bathroom, Cupboard and Living Room/Dining Room are all accessible. Both bedrooms are doubles. BEDROOM 1 has fitted carpet and radiator, whilst BEDROOM 2 also has fitted carpet and radiator and benefits from views over The River Torridge. The BATHROOM consist of a modern walk-in shower unit, sink and WC. The KITCHEN has upper and lower storage units with worktop space. All units are finished in a basic design with wood worktop. The LIVING/DINING ROOM shares the same views as Bedroom 2 overlooking the River Torridge and Old Bideford Bridge.

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. Standard:
Download 20 Mbps, Upload 1 Mbps.
Ofcom predicted mobile coverage for voice and data:
EE, Three, O2 and Vodafone.
Local Authority: Council tax band A

DIRECTIONS

Situated above the Stags office.

SITUATION

Bideford is a historic port and market town sitting 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, variety cafes, boutique shops, places of worship and 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 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. 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.

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

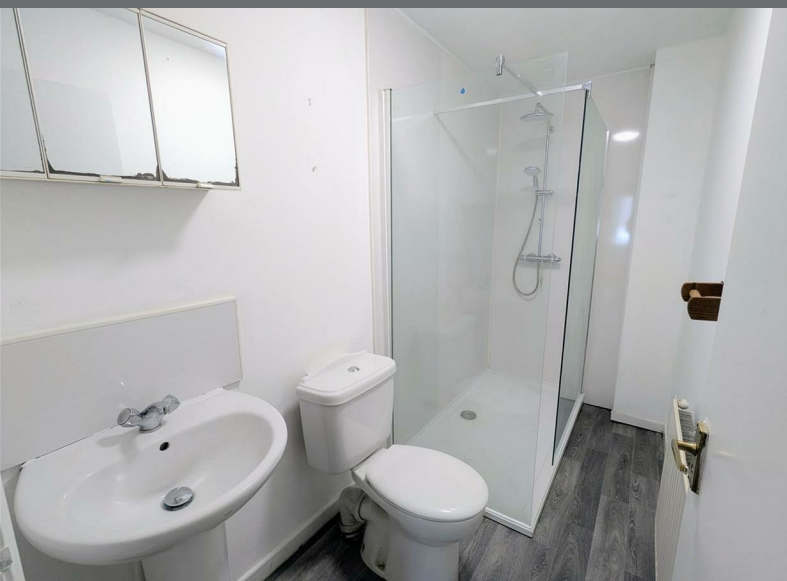
The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6/12 months plus and is available IMMEDIATELY. RENT: £825.00 PCM exclusive of all other charges. Pets not considered. No sharers or smokers. DEPOSIT: £951.00 returnable at end of tenancy subject to any deductions (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 £22,500.00 is required to be considered. References required, viewings strictly through the agents.

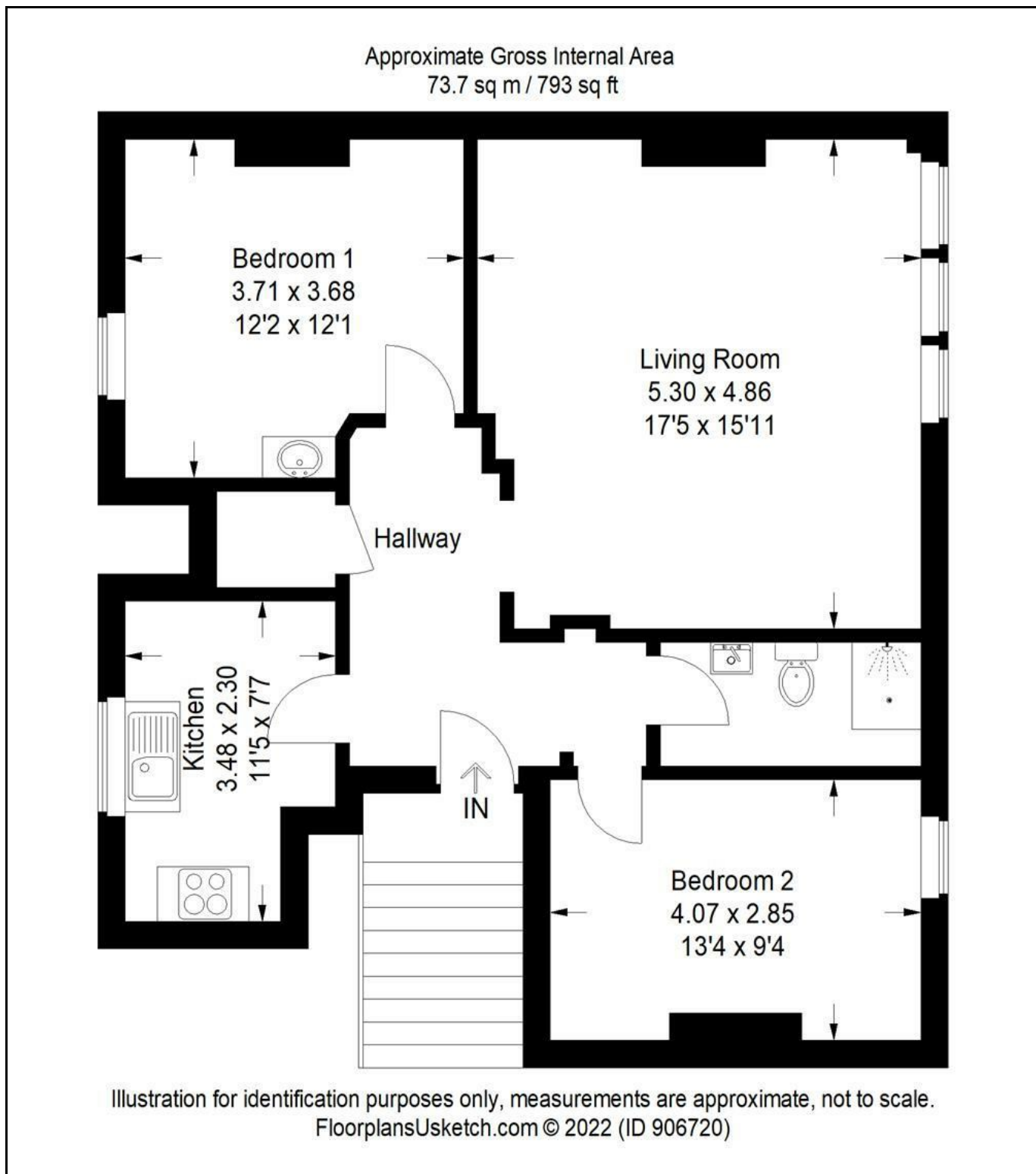
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £173.00) 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	61	66
EU Directive 2002/91/EC		