



4 Rupertswood Terrace, Ilfracombe, Devon EX34 9EW

Spacious and well presented character home enjoying superb elevated views of Ilfracombe and the Atlantic Ocean beyond.

Ilfracombe Quay and beaches - walking distance, Barnstaple - 11 miles, Exmoor - 10 miles

• Outstanding harbour and sea views • Feature log burner • Car park with permit parking close by • Cellar and useful outhouse • Available mid-November • One pet considered by negotiation • 6/12+ months • Deposit £1609 • Council Tax Band B • Tenant Fees Apply

£1,395 Per Calendar Month

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

THE PROPERTY COMPRISES

Front door leads to:

ENTRANCE PORCH

Original tiled floor. Space for boots. Partially stained glass door into:

HALLWAY

Laminate floor. Space for coats and boots. Radiator. Smoke alarm. Door to cellar (more on this later).

KITCHEN/BREAKFAST ROOM

11'9" x 9'10"

Grey slab style kitchen with stainless steel handles. Stone effect laminate work surface. Stainless steel 1.25 bowl sink, drainer and mixer tap. Built-in dishwasher, fridge, freezer, oven and electric hob. Tile effect laminate flooring.

LIVING/DINING ROOM

17'4" x 13'1"

Bay window with great view across Ilfracombe harbour and beyond. Wood burner. Wood effect laminate flooring. Radiator.

BATHROOM

6'10" x 6'2"

Roll top bath. WC. Vanity unit with countertop bowl sink. Mixer tap. Heated towel rail. Tiled flooring. Extraction fan.

CELLAR

Concrete floor, brick walls. Handy storage area.

FIRST FLOOR LANDING

Fitted carpet. Smoke alarm. Radiator. Thermostat.

SHOWER ROOM

8'6" x 5'10"

Fully tiled. Walk-in shower. Vanity unit with inset sink. WC. Heated towel rail.

BEDROOM 1

11'9" x 11'9"

Double bedroom. Fitted carpet. Radiator. Cupboard housing gas boiler. Carbon monoxide alarm.

LIVING ROOM OR MASTER BEDROOM

17'8" max x 17'4" max

Large room with exceptional far reaching harbour and coastal views. Feature fireplace (not in use). Fitted carpet. Two radiators.

SECOND FLOOR LANDING

Fitted carpet. Smoke alarm. Radiator.

BEDROOM 2 (REAR)

11'5" x 11'1"

Double bedroom. Fitted carpet. Radiator.

BEDROOM 3 (FRONT)

15'1" x 10'5"

Spacious double bedroom. Exceptional views. Radiator. Fitted carpet.

BEDROOM 4

11'5" x 7'2"

Small double bedroom. Fitted carpet. Lovely views.

OUTSIDE FRONT

Communal front patio and path enjoying wonderful views. Large communal garden.

OUTSIDE REAR

From the back door steps lead up to a private courtyard area. Storage box.

UTILITY CUPBOARD

With space and plumbing for washing machine.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected

Gas - Mains connected

Heating - Gas-fired central heating

Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Standard: Download 16 Mbps, Upload 1 Mbps.

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

Local Authority: Council tax band B

SITUATION

Located above Ilfracombe Harbour and its sandy beach, the towns amenities and facilities are within walking distance, including supermarkets, theatre, cinema, indoor swimming pool, along with a secondary school, cottage



hospital, doctors surgery, range of pubs and restaurants. From the harbour, there is a ferry to Lundy Island and boat trips along the coastline. Barnstaple, North Devon's regional centre is about 12 miles and includes more extensive shopping, supermarkets, leisure centre, college, North Devon regional hospital and its famous Pannier Market and Butchers Row. The property is located close to Exmoor National Park, which is an Area of Outstanding Natural Beauty, and extremely popular with walkers, cyclists and horse riders all year round. The coastline is renowned for its spectacular landscape, ranging from high open moorland, wooded combes and dramatic sea cliffs. The West Somerset and North Devon coastline is easily accessible including the popular surfing beaches of Croyde, Saunton and Woolacombe. There are many sporting facilities in the area including golf at Ilfracombe itself, Saunton, Barnstaple and the Royal North Devon Golf Course at Westward Ho!, which is the oldest course in England.

DIRECTIONS

At the front in Ilfracombe, with the Landmark Theatre to your left, continue along St James Place and at the T junction, turn right at the RNLI shop and second left into Broad Street. Parking can be found in the pay and display carpark off Ropey Road or nearby in Quayfield Road. The property can only be accessed on foot via a footpath off Quayfield Road with steps and meandering pathway up to Rupertswood Terrace, where the property can be found on the right of the terrace.

Alternatively, when accessing Ilfracombe from the B3230 (New Barnstaple Road) drive all the way down to the T-Junction with Hillsborough Road and turn left. Follow the road for around 450 yards (Now Portland Street) where parking can be found on the right hand side (pay and display). From Portland Street a path with steps leads down to Rupertwood Terrace (signed), where the property can be found on the right of the terrace.

WHAT3WORDS:///spice.succumbs.lace

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](https://www.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 mid-November. RENT: £1,395.00 PCM exclusive of all other charges. One pet may be considered by negotiation. Where the agreed let permits pets the RENT will be £1,420. DEPOSIT: £1,609 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 £41,850.00 is required to be considered. References required, viewings strictly through the agents.

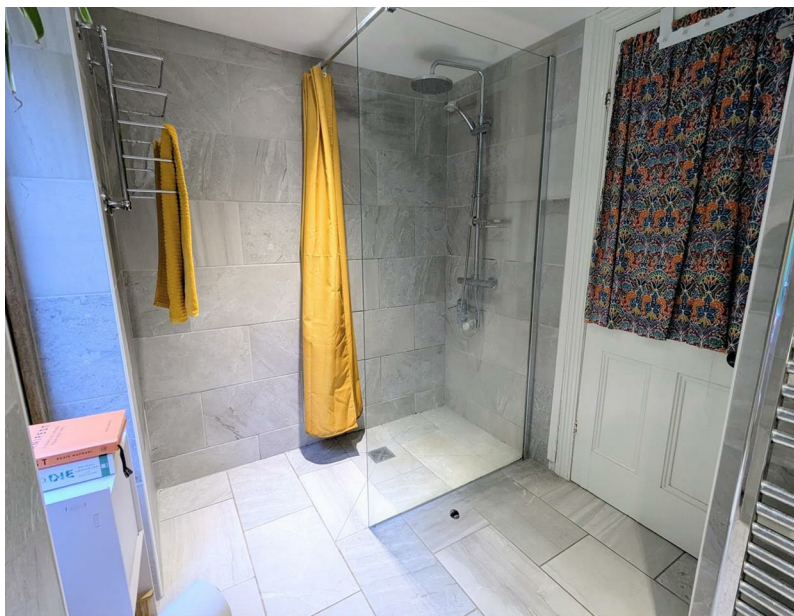
TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £321.00) 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		
101-110 A		
81-110 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
Not energy efficient - higher running costs		
0-20 G		
	66	80
England & Wales		EU Directive 2002/91/EC

stags.co.uk