



Orchard Cottage Parkham, Bideford, Devon EX39 5PL

A character detached cottage set within the heart of this rural village.

Bideford 8 miles Westward Ho! Beach 8 miles Barnstaple 16 miles

• Set Within Private Grounds • Kitchen and Sitting Room • Three Bedrooms • Master Ensuite • Ample Parking • Available Now • 6 - 12 months • Deposit £1326 • Council Tax Band D • Tenant Fees Apply

£1,150 Per Month

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

ACCOMMODATION TO INCLUDE

ENTRANCE PORCH

Window to side. Radiator. Built in storage. Fuse box. Space and plumbing for washing machine. Tiled flooring.

ENTRANCE HALL

Radiator. Built in storage cupboard. Smoke detector. Tiled flooring.

DOWNSTAIRS WC

Window to side. Low level WC. Corner vanity sink unit. Radiator. Wooden flooring.

KITCHEN

Base units to two walls and wall unit to one wall. Electric oven and four ring hob. One and a half sink unit with drainer. Space for dishwasher. Space for fridge freezer. Breakfast bar. Built in storage. Windows and door to conservatory. Thermostat. Radiator. Tiled flooring.

CONSERVATORY

Surrounding windows over looking garden. Door to patio area. Velux window. Radiator. Tiled flooring.

MASTER BEDROOM

Double room. Windows to front and side. Built-in wardrobes. Dressing area. Telephone point. Radiator. Fitted carpets.

ENSUITE

Window to side. Low level WC. Vanity sink unit. Radiator. Towel rail. Corner bath unit with Mira sport shower over. Vinyl flooring.

SITTING ROOM

Windows to rear and side. Built in storage cupboard. Wood burning stove. Radiator. TV points. Wooden flooring.

STAIRS TO FIRST FLOOR LANDING

Feature window. Window to side. Velux window to side. Fitted carpets.

LANDING

Fitted carpets. Doors leading off to:-

BEDROOM TWO

Double room with window to rear. Velux window to front. Built in wardrobe space. Radiator. TV point. Telephone point. Fitted carpets.

BEDROOM THREE

Window to front. Built in wardrobes housing hot water tank. Telephone point. Radiator. Feature Victorian fire place (not working) Additional radiator in storage cupboard. Wooden flooring.

SHOWER ROOM

Velux window to side. Low level WC. Bidet. Heated towel rail. Vanity sink unit with wash basin and mirror over. One and a half shower cubicle. Tiled flooring.

OUTSIDE

The property benefits from ample gravelled parking providing space for 2/3 vehicles. To the side and rear of the property is an enclosed garden laid mainly to lawn, with a patio area to the rear.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water & Drainage- Mains connected

Heating - Oil 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 02 and Three.

Local Authority: Council tax band D

SITUATION

This property is situated in the heart of the sought after village of Parkham. The village has a good range of amenities including church, garage, primary school, butcher and a renowned local pub. The property is also approximately 4 ½ miles from the coastal village of Bucks Mills and the rugged North Devon Coastline. There is also easy access to the A39 North Devon link road which gives access to Bideford, Bude and beyond. The port and market town of Bideford is approximately 8 miles away and offers a wide range of amenities including banks, butchers, various shops, places of worship, schooling for all ages (public and

private) various public houses and restaurants and two supermarkets. The regional centre of Barnstaple is approximately 16 miles away and offers all the areas main business, shopping, commercial and leisure pursuits.

DIRECTIONS

From the Bideford Quay with the River Torridge on your left hand side, proceed towards Great Torrington. At the mini roundabout, turn left signposted towards Torrington on the A386. Stay on this road, and just before entering the village of Landcross, turn right signposted towards Bradworthy, Buckland Brewer, Parkham. Proceed along this road for approx 6 miles and then turn right signposted towards Parkham. Proceed up the hill until reaching a T junction in the village. Take a left hand turning at the T- junction onto Rectory Lane. The property will be located after a short distance on the right hand side, signposted Culver Lodge. What3words ///kinks.cyclones.responses

RENTERS RIGHTS BILL

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser:

https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/lrr_roadmap.pdf

LETTING

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 6-12 months plus and is available now. RENT: £1150.00 PCM exclusive of all other charges. A Pet considered by negotiation. Where the agreed let permits pets the RENT will be £1,175 DEPOSIT: £1,326.00 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). No sharers or smokers. A minimum annual gross household income of £34,500.00 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 £265.00 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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