



2 The Lifeboat Strip, Jubilee Road, Appledore, EX39 1SL

Large 4-bed, 4-bath property finished to a high standard, enjoying outstanding frontline estuary & sea views. Includes a private patio, a large garage and parking space in front - combination of which is rare in this central Appledore position.

Appledore Quay - walking distance, Beach at Westward Ho! - 1.5 miles,
Bideford - 3.5 miles

• Modern large property • Frontline estuary & sea views • Central Appledore location • Patio and Garage • Available 1 July • 12+ months • Pets considered by negotiation • Deposit £2301 • Council Tax Band F • Tenant Fees Apply

£1,995 Per Calendar Month

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THE PROPERTY COMPRISES

Wrought iron gate gives access to paved steps leading up to the front paved patio area and glazed front door giving access to:

ENTRANCE HALL

Spacious, light and airy entrance welcomes you into the home. Fitted carpet. Radiator. Smoke alarm. Integrated cupboard. Stairs rising to the first floor (more later).

BEDROOM 3 **13'4" x 12'4"**

Spacious double bedroom with built-in wardrobe and sea views. Fitted carpet. Radiator. Door to patio.

EN-SUITE **9'10" x 8'10" max**

Spacious en-suite with full-size bath, walk-in shower, wash hand basin with storage beneath, WC and heated towel rail. Extraction fan. Vinyl flooring.

UTILITY ROOM **12'1" x 6'6"**

Handy utility room with space for coats and boots. Range of wall and floor mounted cupboards in white with contrasting black patterned laminate work surface. Stainless steel sink, drainer and mixer tap. Washing machine and tumble dryer. Integrated cupboard. Extraction fan. Radiator. Wood-effect vinyl flooring.

GARAGE **17'1" x 17'0" + shower area**

Large integrated garage with electric up-and-over door. Concrete floor. Handy fitted SHOWER CUBICLE. Light and power connected.

FIRST FLOOR LANDING

Spacious landing. Wood-effect vinyl flooring. Smoke alarm.

KITCHEN/DINING/LIVING ROOM **22'10" x 19'10" max**

Open plan space enjoying exceptional views across the Taw/Torridge estuary and out to the Atlantic. Modern fitted kitchen in light grey with white compact laminate work surface, 1.5 bowl sink and mixer tap. Integrated electric oven, induction hob, extraction hood, fridge, freezer, slimline dishwasher and microwave oven. Gas fired combination boiler housed in one the cupboards. Heat alarm. Carbon monoxide alarm. Radiator, Wood-effect vinyl flooring. Patio doors leading out to BALCONY offering exceptional views.

BEDROOM 4/SNUG **13'1" x 11'0" max**

Suitable as either a double bedroom OR a snug/TV room. Radiator. Wood-effect vinyl flooring.

SHOWER ROOM **8'11" x 5'8" max**

Family shower room with walk-in shower, wash hand basin and vanity unit. WC. Heated towel rail. Tile effect vinyl flooring. Extraction fan.

SECOND FLOOR LANDING

Fitted carpet. Smoke alarm. Airing cupboard housing hot water cylinder.

BEDROOM **11'3'2" x 12'4" max (some limited head room)**

Spacious double bedroom with built-in wardrobes. Exceptional views across the estuary. Fitted carpet. Radiator.

EN-SUITE **12'8" x 3'10" max**

Walk-in shower, wash hand basin and vanity unit. WC. Heated towel rail. Tile effect vinyl flooring. Extraction fan.

BEDROOM 2

13'2" x 12'11" max (some limited head room)

Spacious double bedroom with fitted wardrobe. Fitted carpet. Radiator.

EN-SUITE **10'5" x 3'8" (some limited head room)**

Walk-in shower, wash hand basin and vanity unit. WC. Heated towel rail. Tile effect vinyl flooring. Extraction fan.

OUTSIDE

Paved patio to the front and side enjoying exceptional estuary views. Parking in front of the garage.

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. Ultrafast: Download 1800 Mbps, Upload 1000 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Council tax band F

SITUATION

Appledore is a proud shipping village which is renowned for its historic quay, cobbled streets and picturesque former fishermen's cottages. There is an excellent range of local amenities including grocers/ Post Office, delicatessen, and a good choice of cafes, restaurants and pubs, some of which have live music. For anyone interested in the arts, there are galleries and gift shops as well as a celebrated annual book festival, now in its 18th year, that attracts multiple renowned celebrity guest authors and speakers.

The village has an award-winning primary school, library and churches, whilst also having a public slipway for those who enjoy all water sports, with gig racing a dominant sport and featuring in the annual regatta. The RNLI have a base in West Appledore and can often be seen moored up or in attendance.

From April through to October, volunteers man two water taxis that transport locals and holiday makers alike across the tidal estuary to and from Instow. Based there, is the North Devon Yacht Club and a beachfront looking back across to Appledore.

The Northam Burrows Country Park, Royal North Devon Golf Course and the brilliant sandy beach at Westward Ho! are all within 3 miles of the property with a range of shops and amenities. The nearby South West Coast Path and Tarka Trail from Instow and Bideford offer excellent walks and stunning vistas of the picturesque North Devon coastline.

Bideford town offers schooling for all ages (public and private), banks, shops, retail park, eateries and five supermarkets.

Barnstaple town centre is around 20 minutes by car and offers all the area's major business, shopping and commercial venues as well connections to the motorway via the A361 (to the M5) or via rail to Tiverton Parkway.

DIRECTIONS

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel and take the right hand turning shortly after signed for Appledore. Proceed along this road passing the swimming pool and Appledore Football club. Turn left down Broad Lane. At the end of Broad Lane turn right onto Long Lane/Torridge Road. Follow this road past Skern Lodge into Appledore. Take the 1st turning on your right into Jubilee Road. The property will be found at the end of the street on the corner with Irsha Street, on the left (garage facing the road, access facing the sea) with a name plate clearly displayed.

What3Words ///mull.compose.arranges

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available 1 July. RENT: £1,995.00 pcm exclusive of all charges.

DEPOSIT: £2,301.00 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 £60,000.00 is required to be considered. References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit of £460.00 (equivalent of one weeks rent) 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.

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			92
(81-91) B		85	
(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	



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