

STAGS

1A Church Walk, Bideford, Devon EX39 2BP

A period and attractive grade II listed 3-bed property steeped in history and located within the heart of Bideford a stone's throw away from the Quay and all amenities. EPC = D rating.

Bideford - 0 miles | Barnstaple - 10 miles | Torrington - 7.5 miles

• Fabulous 3-bed steeped in history • Gas-fired central heating • Central location • Partial river views from 2 rooms • Available September • Pet considered subject to vetting • 12+ months • Deposit £1265 • Council Tax Band TBC • Tenant Fees Apply

£1,100 Per Calendar Month

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

SITUATION
Place House is the birthplace of naval hero and explorer Sir Richard Grenville and was constructed in the early 17th century as the Grenville's family manor. The property is situated a stone's throw from the town's popular Quay along the river Torridge as well as all the amenities the town has to offer.

The historic port and market town of Bideford sits on the banks of the River Torridge, offering a range of amenities including various shops, banks, butchers, cafes, bakeries, places of worship, pubs and restaurants. Schooling for all ages (public and private), five supermarkets and Affinity Retail Park is just a short two-mile drive away with an excellent range of well-known branded shops, factory outlets.
From Bideford, there is also access to the Tarka Trail, which affords superb walks or cycle rides that extend beyond Torrington and Barnstaple. The nearby village of Northam is 1 mile away and offers a range of amenities including Post Office, newsagents, small supermarket, pubs and restaurants, church, primary school, library, health & dental centre and a gym and swimming pool. Westward Ho! beach, Northam Burrows and Instow village are all within a short driving distance of the property.

THE PROPERTY COMPRISES
Traditional hardwood solid double doors provide access to:

ENTRANCE HALLWAY 4'11" x 2'5"
Real wood parquet flooring. Space for coats and boots.

INNER HALLWAY
Real wood parquet flooring. Storage cupboards. Smoke alarm. Stairs rising to the first floor.

LIVING ROOM 26'4" x 14'9" max
Fabulous large living room packed with character features such as exposed ceiling beams, traditional sash windows and wonderful fireplace with fitted wood burner. Real wood parquet flooring. Traditional column radiators. Storage cupboard. Carbon monoxide alarm.

FIRST FLOOR LANDING
Fitted carpet. Smoke alarm.

KITCHEN/DINING ROOM 18'11" x 10'4"
Spacious room offering views of the river, with modern fitted shaker style kitchen in grey with contrasting dark grey patterned work surface. Belfast sink with mixer tap over. Integrated electric oven, gas hob with extraction hood over and dishwasher. Space and plumbing for a washing machine. Space for a tall fridge-freezer. Gas boiler. Radiators x2. Heat alarm. Tiled floor.

BEDROOM 3 14'9" x 10'2" max
Spacious double. Fitted carpet. Radiator.

SECOND FLOOR LANDING
Fitted carpet. Smoke alarms x 2.

MASTER BEDROOM 13'6" x 9'10"
Spacious double offering a river view. Radiator. Fitted carpet.

BEDROOM 2 11'6" x 10'5"
Further double bedroom. Built-in wardrobes. Radiator. Fitted carpet.

BATHROOM 8'11" x 7'6" max
Modern fitted shower room. Electric shower. Low level WC. Pedestal wash hand basin. Storage cupboard. Tiled flooring.

AGENT'S NOTE
Permit parking is available nearby through the local council.

DIRECTIONS
From the Stags Office on Bideford key walk south. At the first roundabout turn right into Bridge Street. Then take the next left into Church Walk. Place House is located on the corner.

What3Words: ///branded.fear.clays

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas Combi Boiler
Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1 Mbps. Superfast: Download 48 Mbps, Upload 8 Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 - good outdoors. Vodafone - good outdoors and variable in-doors.
Local Authority: Council tax band B

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1100.00 pcm exclusive of all charges. DEPOSIT: £1265.00returnable 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 £33,000.00 is required to be considered. References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

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.

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 £253.00 (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.











Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft



Ground Floor **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID901952)

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.

STAGS

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