

STAGS

1 Reardon Way, Appledore, Bideford, EX39 1GB

This delightful semi-detached house offers two double bedrooms, modern kitchen and bathroom with private patio garden space as well as dedicated off road parking. EPC Band B

Appledore 0.9 miles | Bideford 2.7 miles | Barnstaple 10.3 miles

• Modern well presented property • Two double bedrooms • Private patio garden with rear garage access • Dedicated off road parking • Available December • The Landlord would prefer no pets residing at this property. • 12+ months • Deposit £1384 • Council Tax Band B • Tenant fees apply

£1,200 Per Month

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

THE ACCOMODATION COMPRISES OF

Lawned front garden with path and small steps leading to uPVC front door giving access to

ENTRANCE HALLWAY 14'11" x 9'6"

LVT wood effect floor tiles, under stair cupboard and separate coat cupboard, smoke alarm, radiator

KITCHEN 10'9" x 6'4"

Fully fitted kitchen including wall and base units, stainless steel 1.5 sink with mixer tap, integrated induction hob and cooker hood, integrated electric oven with grill, integrated fridge freezer, gas combi boiler, CO alarm, heat alarm, uPVC double glazed window, LVT wood effect floor tiles, radiator.

WC 2'11" x 5'10"

White ceramic basin and WC, extractor fan, LVT wood effect floor tiles, radiator

LOUNGE 16'2" x 13'2"

Large room with potential dining nook, uPVC double glazed window and patio doors leading to the rear garden, radiator, LVT Wood effect floor tiles.

REAR GARDEN 25'8" x 12'1"

Laid with gravel and patio slabs and potted shrubs and plants. The garden extends to the side with a path leading to the rear garage access.

STAIRS AND LANDING 7'2" x 3'2"

Fitted light grey carpet, smoke alarm, store cupboard on landing

BEDROOM ONE 9'6" x 13'2"

Double bedroom with fitted carpet and large fitted wardrobe with sliding mirrored doors along one wall, uPVC double glazed window, radiator

BATHROOM 7'2" x 6'4"

White ceramic bathroom suite including bath, basin and WC with concealed cistern. Thermostatic shower over bath with two shower heads, LVT wood effect floor tiles, extractor fan, heated towel rail.

BEDROOM TWO 9'11" x 11'2"

Fitted carpet, access to storage cupboard, radiator, two uPVC double glazed windows,

SITUATION

Appledore is a popular and picturesque fishing village, intertwined with cobbled streets and lined with a plethora of properties, from charming fisherman's cottages to former sail lofts, all focused around the historic quay. The village offers an excellent range of amenities including; a highly regarded shop/delicatessen, various independent/artisan shops, galleries, pubs, cafes, restaurants, takeaways, primary school and a church.

The Northam Burrows Country Park, a registered Site of Special Scientific Interest, and Royal North Devon Golf Club, purported to be the oldest golf course in England, are only a short distance away, as is the Tarka Trail, offering scenic walks along the North Devon coastline.

The port town of Bideford nearby offers a wider range of facilities including; a large assortment of shops, pubs/restaurants/cafes and schooling for all ages, several supermarkets and a retail complex. The coastal resorts of Instow and Westward Ho! are also close by and offer a mixture of sandy beaches, fine pubs/restaurants amongst other amenities and attractions. The A39/North Devon Link Road provides easy access in and out of the area, to the regional centre of Barnstaple, M5 motorway and Tiverton Parkway train station.

DIRECTIONS

From our Bideford office, head in a northerly direction along The Quay, continuing for approximately 1 mile. At the Roundabout take the 2nd exit on to Heywood Road. In approximately 0.5 miles turn right on to Churchill Way and follow this for just under 1 mile. Take the right turn in to Wooda Road and the next left on to River View/Reardon Way. No 1 will be found on the corner.

What 3 Words: ///clocking.gravest.commands

SERVICES

Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas combi boiler
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 900 Mbps
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone - good outdoor.
Local Authority: Council tax band B

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1200 pcm exclusive of all charges. DEPOSIT: £1384.00 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 £36,000.00 is required to be considered. References required viewings strictly through the agents.
The Landlord would prefer no pets residing at this property.

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 £276.00 (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.

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.







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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