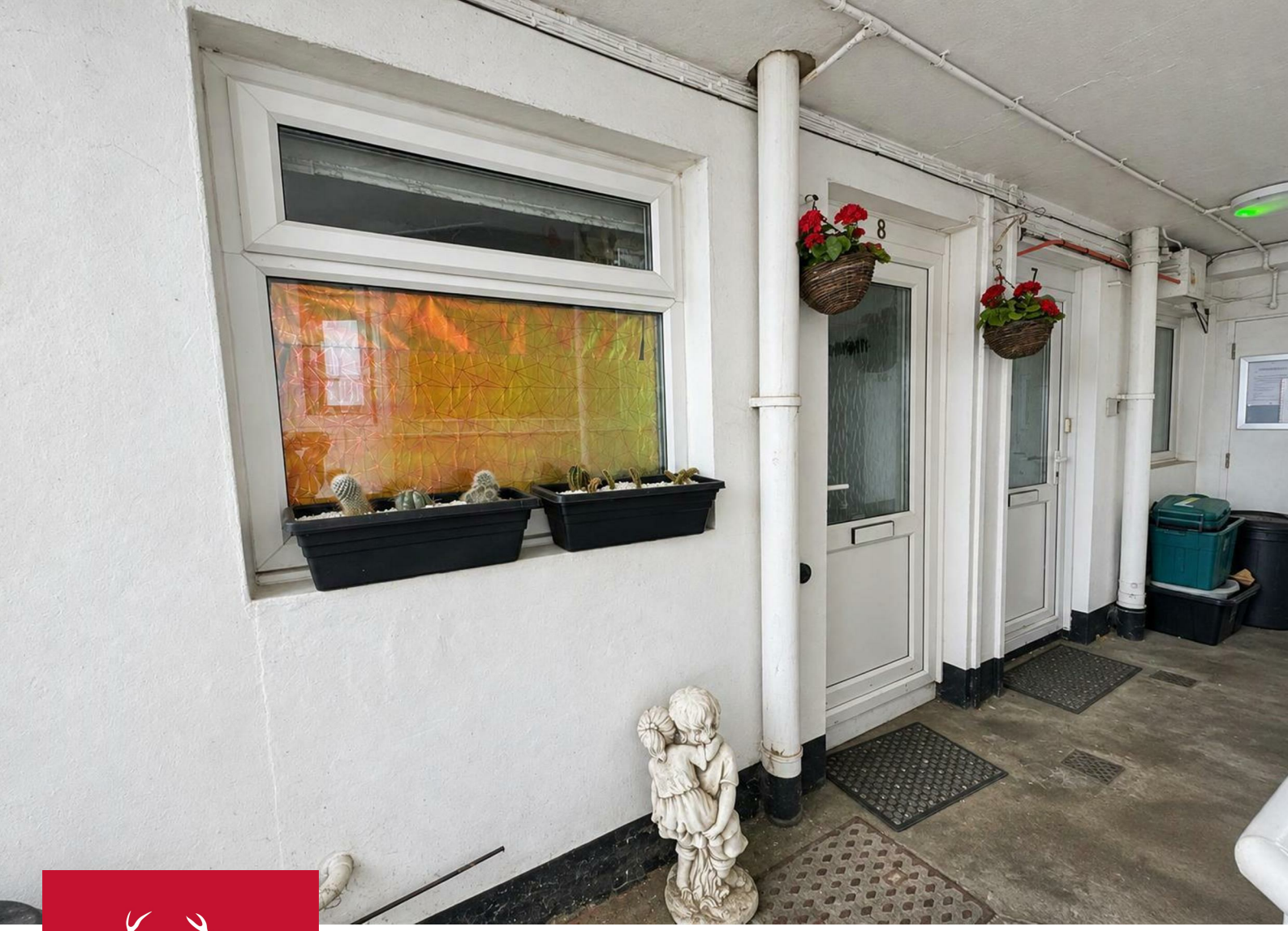

STAGS

8 St. Marys Flats Buttgarden Street, Bideford, Devon EX39 2AY

A well presented one bedroom apartment in a convenient and central location to Bideford Town and Quay with views across the river. The accommodation comprises of lounge, kitchen, bedroom and bathroom and a dedicated off road parking space. EPC rating E

Bideford Quay 0.3 miles | Instow 3.6 miles | Barnstaple 10 miles

• Spacious one bedroom apartment • Convenient location for Bideford Town and Quay • Dedicated off road parking space • Newly updated kitchen • Available December 2026 • Pets not considered • 12+ months • Deposit £692 • Council Tax Band A • Tenants fees apply

£600 Per Calendar Month

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

SITUATION
The property is situated within the port and market town of Bideford which sits on the banks of the River Torridge, offering a wide range of amenities within walking distance including various shops, butchers, pubs, restaurants, cafes and places of worship. Bideford has schooling for all ages (public and private), five supermarkets and shopping outlet and retail complex is nearby, with a range of popular brands. There is also access to the Tarka Trail from Bideford, which affords superb walks and cycle rides, that extend beyond Torrington and Barnstaple. The popular friendly beach at Instow is around 3 miles away and the renowned coastal town of Westward Ho! is nearby which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course, which is reputed to be the oldest links course in England. There are also a good range of amenities for its size, as well as access to the South West coastal footpath which affords excellent walks and stunning vistas of the rugged North Devon coast line.

The regional centre of Barnstaple is approximately 10 miles away and offers all of the areas main business, shopping and commercial venues. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter.

THE PROPERTY COMPRISES OF

ENTRANCE HALL
Entry through a uPVC exterior door in to the hallway with fitted carpet with access leading to

BATHROOM 7'6" x 4'9"
Bathroom suite comprising of bath with electric shower over, WC and basin. Cupboard housing immersion tank for hot water. Terracotta tiled floor. uPVC double glazed obscured glass window

KITCHEN 11'5" x 9'6"
Fitted kitchen with wall and base units, stainless steel sink with mixer tap, spaces for electric cooker, washing machine and undercount fridge. Terracotta tiled floor. uPVC double glazed window, river views

BEDROOM 14'9" x 9'4"
Fitted carpet, uPVC double glazed window, river views

LOUNGE 19'8" x 9'9"
Fitted carpet, night storage heater, uPVC double glazed window, river views

OUTSIDE
Communal access and dedicated numbered parking space

DIRECTIONS
From our Bideford office head south on The Quay. Take the first right on to Parish Church/Bridge Street and walk to the top of the hill. Turn left on to Grenville Street and follow the road on to Buttgarden Street. St Mary's flats can be found approximately 300 yards down on the left and the entrance for No 8 is on the side along with access to the car parking.

What 3 Words: ///motel.gearbox.remainder

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Heating - Night storage heaters
Ofcom predicted broadband services - Superfast: Download 80 Mbps, Upload 20 Mbps. Ultrafast: Download 1800 Mbps, Upload 220 Mbps
Ofcom predicted mobile coverage for voice and data: O2/Vodafone: good outdoor and in home. EE/Three: good outdoor
Local Authority: Council tax band A

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £600.00 pcm exclusive of all charges. DEPOSIT: £692.00 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 £18,000.00 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 £138.00 (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.

AGENTS NOTES
The property is currently heated as listed however there are new heaters being fitted at the property prior to a new tenancy starting.







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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