

STAGS

Herons Rise , Weare Giffard, Devon EX39 4QR

Located within the historic and picturesque village of Weare Giffard, this well-presented one-bedroom, single-storey property offers comfortable modern accommodation, ideally suited to those seeking a rural village lifestyle. The accommodation comprises a spacious double bedroom, open-plan kitchen/living area, shower room and separate WC/utility room. EPC Band C

Amenities in walking distance | Bideford 4 miles | Great Torrington 2.3 miles

• Large double bedroom • Beautiful rural location • Parking for one car • Gas central heating and uPVC double glazed • Available November 2026 • One pet may be considered subject to vetting • 12 months + • Deposit £894 • Council Tax Band A • Tenant Fees Apply

£775 Per Calendar Month

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

THE ACCOMMODATION COMPRISES OF
Patio courtyard with stairs leading to front door. Allocated driveway parking space

ENTRANCE HALLWAY 3'9" x 12'9"
Gives access to the rest of the property with the uiliity/WC to the left and the lounge directly in front

UTILITY / WC 5'1" x 7'3"
WC, sink, washing machine plumbing, gas combi boiler

LOUNGE 14'4" x 12'9"
Open plan room with kitchen. Fitted carpet in this section, skylight, windows overlooking garden and stream. Radiator

KITCHEN 13'2" x 6'11"
Open plan space with Lounge. Fitted base and wall units, space for fridge freezer and dishwasher, built in oven and hob with extractor, stainless steel 1.5 sink with mixer tap, vinyl flooring in this section. Radiator

BEDROOM 10'10" x 11'1"
Fitted carpet, window overlooking garden and stream, radiator

SHOWER ROOM 5'11" x 7'7"
Corner shower enclosure, basin with built in cupboard below, WC, vinyl flooring, heated towel rail

SITUATION
The small and quaint village of Weare Giffard resides near the southern bank of the River Torridge and offers indispensable village amenities, including; village hall, parish church, playground, the 'Cyder Presse' pub and a bus service. The nearby Tarka Trail affords superb walks and cycle rides that extend beyond Torrington and Barnstaple.

The historic town of Great Torrington (2.3 miles), surrounded by Commons with beautiful nature walks over 360 acres of land, has an excellent range of daily amenities including; shops, leisure facilities and schooling for all ages. The port town of Bideford (4 miles) extends a wider range of facilities; including independent/artisan shops, banks, pubs/restaurants/cafes and schooling for all ages (public and private), several supermarkets and a retail complex with a range of popular brands. The costal resorts of Westward Ho!, Appledore and Instow (all approx. 7 miles) offer a mixture of sandy beaches, fine pubs/restaurants and an historic quay, amongst other amenities and attractions.

DIRECTIONS
Heading from Bideford towards Torrington on the A386, turn left at Weare Giffard Cross, signed 'Weare Giffard', continue on this road for approx. 1.5 miles, where the driveway for Herons Rise will be found on the right

What3Words: ///tailing.snacking.sporting

LETTINGS
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £775.00 pcm exclusive of all charges. DEPOSIT: £894.00 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 £23,250.00 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 £178.00 (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.

SERVICES
Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas combi boiler central heating
Ofcom predicted broadband services - Standard: Download 1 Mbps, Upload 1 Mbps. Satellite networks may be available
Mobile service data information is not currently available according to OFCOM. We understand from the Landlord that EE is a commonly available network.
Local Authority: Council tax band A

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 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.

AGENTS NOTE
Due to the areas flood risk, tenants would need to register with the Environment Agency for flood alerts. The property is elevated however the driveway is at water level. Please also note that the lounge photo has been edited with AI to hide personal effects on display. There is also a restriction on loud activities before 9am and after 10pm due to the proximity of other residents.





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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