



7 Odun Terrace, Appledore, Bideford, EX39 1PQ

£1,200 PCM OR £1225 PCM WITH PETS

- Long Let
- Recently Newly Fitted Boiler
- Private & Enclosed Sunny Garden
- Short Stroll To Quayside
- On Road Parking Available
- Available Mid-Late June 2024
- Immaculately Presented Throughout
- Two Reception Rooms
- Close To Popular School
- Close To Local Park & Playground

7 Odun Terrace, Bideford EX39 1PQ

This charming mid terrace home sits just a short walk from Appledore's wealth of amenities and frequent bus services. The property benefits from two reception rooms, three good sized bedrooms, a private and enclosed garden and on road parking available. The home has just been freshly painted externally, is neutrally decorated throughout and is offered to the rental market unfurnished.

Regret No Smoking. Pets considered with higher rent. Rent £1200.00 or £1225.00 WITH PETS. Deposit £1384.00

Holding Deposit: £276.00 - required to secure the property.



Council Tax Band: B



ENTRANCE HALL

Welcomes you into the home.

LOUNGE

12'7" x 9'6"

Delightful reception room located at the front of the property with gas fire, bay window and shelving.

DINING AREA

11'11" x 10'10"

An additional reception space located just off of the kitchen with brand new gas fire, two handy under stairs storage cupboards and patio doors to the garden.

KITCHEN

8'4" x 7'1"

Modern kitchen with integrated electric oven, gas hob and extractor fan over. There is ample under counter space for freestanding appliances.

UTILITY

7'10" x 3'6"

Granite worktop with sink and under counter space.

WC

Low level WC.

BEDROOM TWO

12'10" x 10'1"

Generous double bedroom located at the front of the house with feature fireplace and handy corner shelving.

BEDROOM THREE

9'3" x 6'6"

Single bedroom with feature fireplace, handy cupboards and shelving.

BATHROOM

6'2" x 5'9"

Newly fitted modern white suite comprising L shape bath with shower over, low level WC, wash hand basin, heated towel rail and heated lit cabinet. There is additional built in storage throughout.

BEDROOM ONE

17'3" max x 11'10" max

Fantastic twin bedroom located on the top floor with large window overlooking the garden with glimpses of the river, Instow and the park.

GARDEN

Stunning private and enclosed sunny tiered garden with an abundance of shrubs, a delightful decked seating area and large modern shed which comes fully equipped with power and light. Behind the shed is a handy covered storage area. The garden also benefits from a hot water shower which is extremely beneficial for dogs and wetsuits!

COUNCIL TAX

Band B.

DIRECTIONS

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. Continue straight across, taking the second exit onto Heywood Road, signposted Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill, and Odun Terrace is the first terrace of homes on your left hand side approximately half way down the hill and just prior to the turning into Odun Road, directly opposite the Bus stop.

APPLICATION PROCESS

If you are interested in this property, please request the application pack from Morris & Bott. This will be sent to you via email and will contain a video tour, brochure and application forms along with the full process to follow.

Initial applications are taken based on the virtual tour and information with all applications sent to the Landlord for their perusal. Any shortlisted applicants will be invited to view the property in person to see if they would still like to proceed. Once actual viewings have taken place, the Landlord will decide who they would like to progress to the referencing with and at this point the holding deposit will be requested and referencing undertaken. Please note that we will be contacting both successful and unsuccessful applicants shortly after the application is received - this can take a few days depending on how long it takes for the Landlord to review.

TENANT PROTECTION INFORMATION


Morris and Bott are members of ARLA Propertymark which is a Client Money Protection Scheme. They are also members of The Property Ombudsman which is an Independent Redress Scheme. You can find out more details on the Agent's website or by contacting them directly.

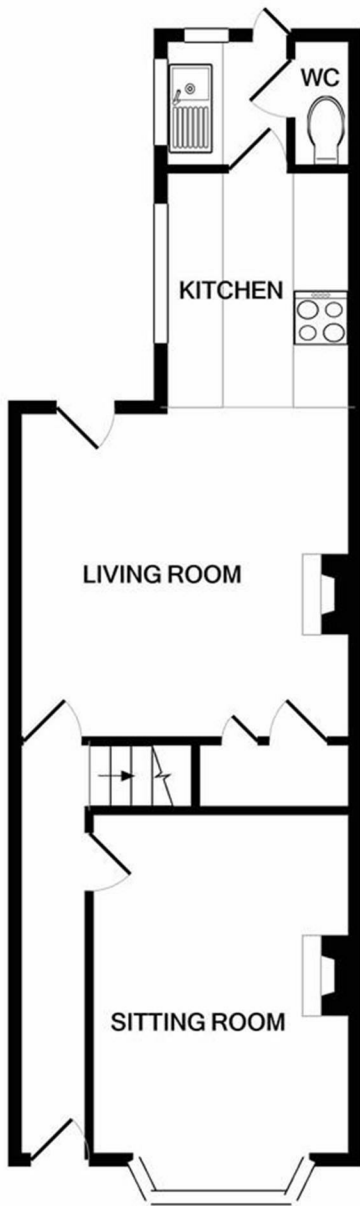
RELEVANT LETTINGS FEES

In addition to paying the Rent for the property, you may also be required to pay the following permitted payments:-

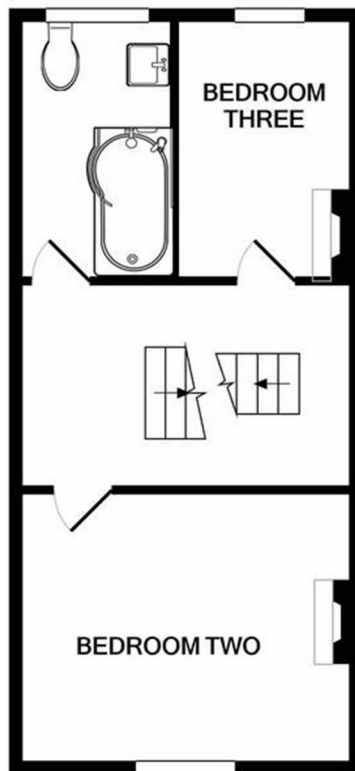
- Payment for Council Tax
- Payment for Utilities (electricity, gas or other fuel, water, sewage)
- Payments for a Television Licence
- Communication Services (telephone other than a mobile telephone; the internet; cable television; satellite television).
- Green Deal charge (if any).
- Holding Deposit (per tenancy) - One week's rent - This is to reserve a property. Please note: This 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 or misleading 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).
- Security deposit (per tenancy. Rent under £50,000 per year) - Five week's rent - This covers damages or defaults on the part of the tenant during the tenancy.
- Security deposit (per tenancy. Rent of £50,000 or over per year) - Six weeks rent - This covers damages or defaults on the part of the tenant during the tenancy.
- Unpaid rent - Interest paid at 3% above the Bank of England Base Rate from Rent Due Date until paid on order to pursue non-payment of rent. - This will not be levied until the rent is more than 14 days in arrears.
- Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). - If the loss results in the locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant and landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
- Variation of Contract (Tenant's Request) - £50 (inc. VAT) per agreed variation. - To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
- Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. - These costs will be no more than the maximum amount of rent outstanding on the tenancy.

EPC Rating: C

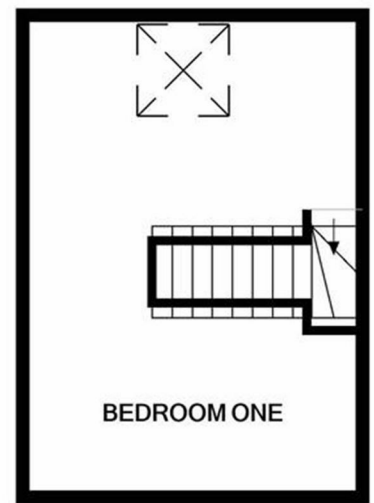
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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