



Old Stone Farm, Alverdiscott Road, Bideford, EX39 4PN

£950 PCM

- Long Let
- Available Now
- Ample Off Road Parking
- Generous Living Space
- 2/3 Bedrooms
- Sun Room
- Rural Location
- Character Property
- Beautiful Maintained Garden

This charming barn conversion offers spacious and well-planned accommodation and is located on the rural outskirts of Bideford. The home oozes character and benefits from two/three bedrooms, three bathrooms, a beautiful shared garden and off road parking.

Regret No Smoking, Regret No Pets.

Rent £950.00. Deposit £1096.00

Contribution to garden maintenance £50.00 pcm. Total £1,000 payable each month.

Holding Deposit: £219.00 - required to secure the property.



Council Tax Band: D



GROUND FLOOR

KITCHEN

15'2" x 12'9"

Good sized kitchen with matching hand and eye level units, integrated gas hob, oven and microwave and under counter plumbing for a dishwasher and washing machine.

DINING ROOM

18'10" x 18'10" narrowing to 16'4"

Generous sized dining room full of character, with feature fireplace.

LOUNGE

14'8" x 13'9"

Cosy lounge with working fireplace.

WC

5'1" x 3'11"

Comprising of low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE

18'1" x 20'5" narrowing to 13'3"

Good sized double bedroom with feature beams and benefiting from a dual aspect.

DRESSING ROOM/POTENTIAL THIRD BEDROOM

Located just off of the master bedroom this room can only be accessed via the main bedroom, therefore this room could be used as a dressing room or a potential third bedroom.

ENSUITE

10'11" x 4'0"

Comprising of a free standing bath, low level WC and wash hand basin.

BEDROOM TWO

15'3" x 13'7"

A further good sized double bedroom.

ENSUITE

6'1" x 5'1"

Comprising of shower cubicle, low level WC and wash hand basin.

SHOWER ROOM

9'1" x 5'3"

Shower cubicle, low level WC and wash hand basin.

OUTSIDE

The property benefits from a beautiful shared garden and off road parking.





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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Directions

From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road past Tamar Trading on the right and take the next turning on the right into Manteo Way. Continue up this road until you reach the roundabout. Take the first left at the roundabout and continue along the road where the property can be found approximately 1 mile along on the right hand side.

Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	