



West Firs, Lenwood Road, Northam, Bideford, Devon, EX39 3PL

£1,650 Per Month

- Long Let
- Spacious Family Home
- Off Road Parking
- Quiet Location
- Double Garage
- Available Early September 2024
- Vegetable Garden, Small Orchard & Large Chicken Enclosure
- Stunning Countryside Views
- Short Drive To Amenities

Lenwood Road, Northam, EX39 3PL

This fantastic semi-detached home is the perfect family home boasting spacious living accommodation, four great sized bedrooms, a handy study, delightful gardens with countryside views and off road parking.

Rent £1,650.00 Deposit £1,903.00

Regret No Smoking. Dogs to be considered.

Holding deposit: £380.00 - required to secure property.



Council Tax Band: C



Ground Floor

Entrance Patio

Welcomes you to the home, with two handy storage cupboards used as an external utility room and an outside toilet.

Kitchen Area

17'11" x 8'11"

Modern kitchen with matching hand and eye level units and large picture window, with electric oven and hob. Space and plumbing for washing machine and dishwasher and space for undercounter fridge.

Dining Area

14'6" x 12'5"

Delightful reception space with oil fired Aga, plenty of handy storage cupboards and patio doors leading you outside.

Hallway

Living Room

11'10" x 10'10"

Cosy reception room with large bay window and fireplace with wood burner burner inset.

Study

10'1" x 4'5"

Cosy room with window which makes for the perfect office space.

First Floor

Bedroom Two

11'11" x 10'2"

Generous double bedroom.

Bedroom Three

9'8" x 9'6"

Further good sized double bedroom.

Bedroom Four

9'0" x 8'9"

Small double bedroom.

Family Bathroom

6'3" x 5'8"

Modern white suite comprising bath with shower over, low level WC and wash hand basin.

Second Floor

Bedroom One

12'8" x 10'10"

Large double bedroom with handy storage cupboard, handy eaves storage and skylights which allow light to flood the room.

Ensuite Shower Room

9'3" x 4'11"

White suite with shower, low level WC and wash hand basin, with skylight.

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 us on 01273 300000.

RELEASABLE

In addition to the above, the following are required:

- Payment of

- Payment of

- Sewerage

- Payment of

- Completion of

- Telephone

- Green Deal charge (if any).

- Holding Deposit (if any).

- Reservation

- Relevant

- Tenant

- Significant

- Tenant

- Calendar

- Agreement

- Security

- Five weeks

- The tenancy

- Security

- (year)

- Six weeks

- This covers

- damages or

- defaults on

- the part of

- the tenant

- during the

- tenancy.

- Unpaid

- Base fee

- non-payment

- more than

- 14 days

- after the

- loss of the

- access to the

- device

- the access

- for the

- will be

- replaced

- will be

- replaced

- Variation of

- Contract (Tenant's

- Request) -

- £50 (inc. VAT) per

- agreement.

- Tenants must

- be notified



EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions:

From our office in Bideford, proceed towards Northam, passing Morrisons supermarket on your right hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore. Continue past the Durrant House Hotel on your right hand side, go down the dip and as the road begins to level out you will notice the War Memorial on your left hand side. Take the left hand turning immediately before the memorial (onto Chope Road). Follow the road down taking the left hand turning onto Lenwood Road. As you approach the entrance to Lenwood Country Club, there is a private lane just opposite (on the left hand side) and the property can be found at the end of this small lane.

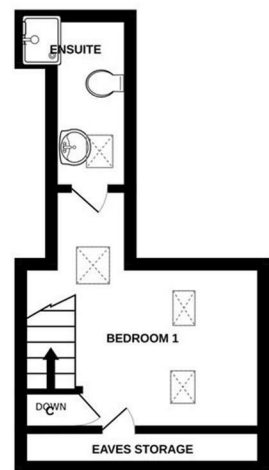
GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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