



6 Odun Terrace, Appledore, Bideford, EX39 1PQ

£975 Per Month

- Charming Coastal Home
- Parking Nearby
- Available from May 2025
- Modern Kitchen
- Short Walk From The Quay
- Private Rear Garden
- Council Tax Band A
- 2 Double Bedrooms

6 Odun Terrace, Bideford EX39 1PQ

Ideally located just a short stroll from Appledore's quayside and array of local amenities, this delightful mid-terrace property offers comfortable and convenient living. The home features two reception rooms, two generously sized bedrooms, and a private, enclosed garden — with on-road parking and a regular bus service nearby.

Recently redecorated with fresh, neutral tones throughout, the property is offered unfurnished and ready for immediate occupation.

Available at £975 PCM or £1,000 PCM with Pets (subject to agreement)

Deposit: £1,125 Regret, No Smoking Pets considered at the higher rental rate



Council Tax Band: A



Ground Floor

Entrance Hall

Welcomes you into the home.

Lounge

A bright and airy lounge featuring a large south-facing bay window that floods the room with natural light.

Dining Area/Living Space

A generously sized room, perfect for use as a dining area or an additional living space.

Kitchen

The recently fitted kitchen features modern matching units at both hand and eye level, offering ample storage. It includes a sink with drainer, electric cooker with hob and extractor above, and space for white goods. New vinyl flooring will be installed prior to the tenant's move-in.

First Floor

Bedroom One

A good sized double room at the front of the property with built in wardrobes.

Bedroom Two

A further double bedroom with built in wardrobes.

Second Floor

Office/Additional Room

A useful additional room, ideal for a home office or hobby space, complete with a Velux window for natural light.

Bathroom

A generously sized four-piece bathroom suite featuring a large corner bath, separate shower cubicle, low level WC, and hand wash basin.

Outside

The property enjoys a private rear garden, predominantly laid to patio and enclosed by wooden fencing. A landscaped section features decorative chippings, established shrubs, and a mature apple tree, with the added benefit of a storage shed to the rear.

Services

All mains services connected, gas fired central heating.

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 LETTING 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.





Directions

From our office on The Quay, follow the A386 past Morrisons and continue to the Heywood Road roundabout. Take the second exit onto Heywood Road, signposted Appledore/Westward Ho!, passing the Durrant House Hotel. At the next junction, turn right onto Churchill Way (A386), continuing past Torridge Pool and Appledore FC. As you descend the hill into Appledore, Odun Terrace is the first terrace of homes on the left, just before the turning into Odun Road and directly opposite the bus stop.

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		63
(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

