



Oaklea, 1 Lea Terrace, Appledore, Bideford, EX39 1PZ

£1,200 Per Month

- Available End of March
- One Parking Space
- Breathtaking Estuary Views
- Stylish Kitchen
- Sought After Location
- Unfurnished
- Lounge/Diner
- Pets Considered

Morris and Bott are delighted to offer this charming three-bedroom end-of-terrace home. Located in the sought-after and picturesque village of Appledore, enjoying elevated views over the scenic fishing village. The ground floor features a spacious lounge/dining area and a well-appointed kitchen, while the first floor hosts three bedrooms and a family bathroom. Outside, the home benefits from a private rear garden and off-road parking for one vehicle. The property is offered unfurnished and ready to welcome its next tenants immediately.

Rent £1,200.00 Deposit £1,384.00

Regret No Smoking, Pets Considered.

Holding deposit: £276.00 - required to secure property.



Council Tax Band: B



GROUND FLOOR

Lounge/Diner

25'11" x 13'9"

A good sized lounge/diner which boasts views over Appledore and out to the estuary.

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

- Payment of Council Tax (if applicable)
- Payment of water rates (if applicable)
- Payment of drainage and sewerage (if applicable)
- Payment of telephone (if applicable)
- Green Deal payments
- Holding fees (if you reserve a property and do not sign the tenancy agreement within the relevant time limit)

the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their

tenancy agreement within the agreed calendar time limit, or fail to pay the agreed rent on time.

- Security Deposit
- Five weeks' rent (as part of the deposit)

- Security Deposit (at the end of the year) - Six weeks' rent (as part of the deposit)

- Unpaid Rent (Base Rate)
- non-payment of rent for more than 14 days in arrears.

- Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing the device(s), including the cost of changing, replacing or fitting a new device(s) and the cost of any persons reasonable expenses (including VAT) for fitting a new device(s).

- Variation of the tenancy agreement without the landlord's consent

Rent changes, including the preparation and execution of new legal documents.

- Early Termination (Tenant's Request) - Should the tenant wish to leave the property before the end of the tenancy, the landlord's right to compensation will be due under the terms of the tenancy.

amount of compensation will be the amount of rent for the remainder of the tenancy.

- Damage to the property - If the property is damaged by the tenant, the landlord is entitled to claim compensation for the cost of repairing the damage.

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Kitchen

17'4" x 8'10"

The kitchen is stylishly fitted with a range of hand-level units and features an integrated double oven, gas hob with extractor hood above. There's also a freestanding fridge/freezer and dishwasher, with under-counter plumbing for a washing machine. Double doors provide direct access to the rear garden, allowing for a seamless flow.



Shower Room

8'10" x 3'7"

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



FIRST FLOOR

Bedroom One

12'1" x 10'5"

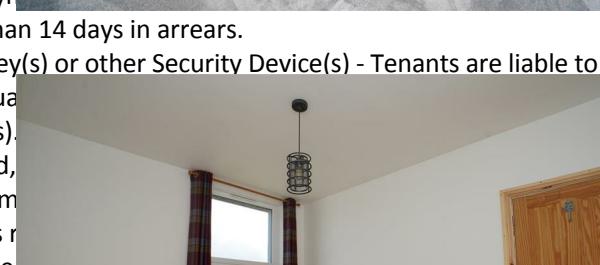
A good sized double bedroom boasting estuary views.



Bedroom Two

11'9" x 11'5"

A further double bedroom with a delightful view over the garden.



Bathroom

9'10" x 5'10"

Comprising a bath with shower over, low level WC and wash hand basin.



Bedroom Three

8'10" x 6'10"

A single bedroom with outstanding views over the village and towards the estuary.



Outside

The rear garden is accessible via the back door, side gate from Pitt Hill, or directly from the parking area.

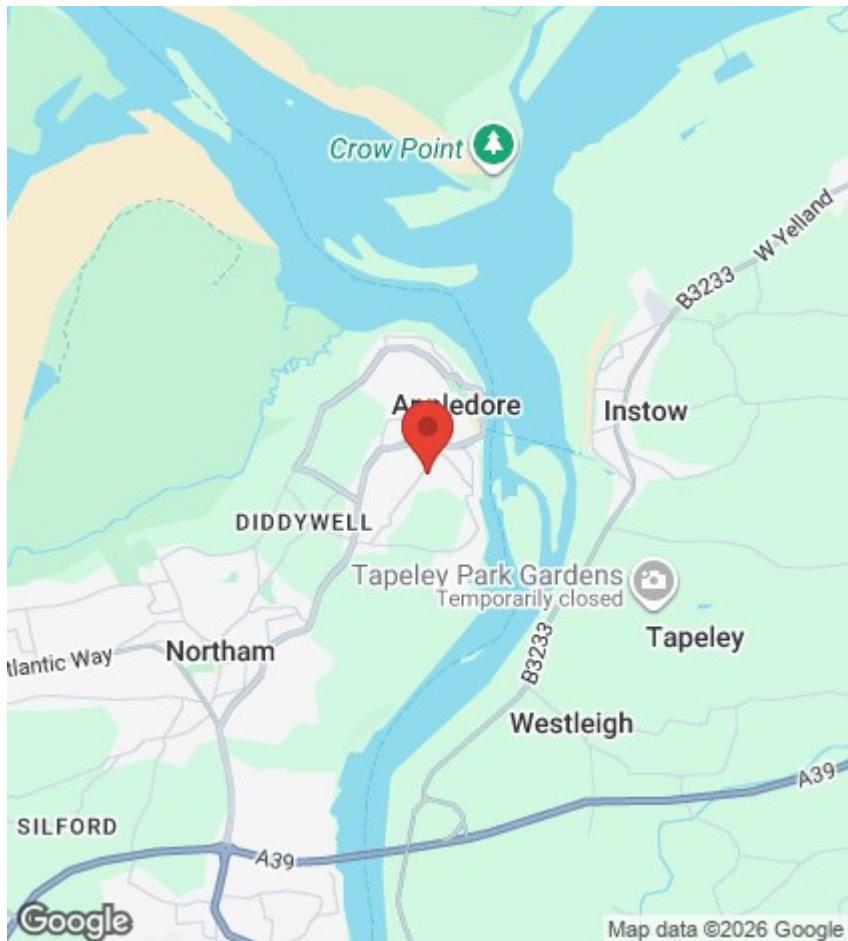
Predominantly laid to lawn with shrub borders, the garden is sloped and features steps for easy access. A patio area offers an ideal spot for outdoor dining or relaxing.



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.

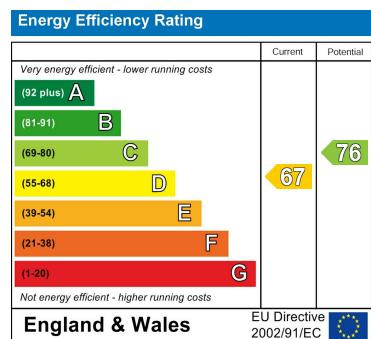
RELEVANT LETTINGS FEES



Directions

From the Heywood Road roundabout take the exit 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. Turn right onto Pitt Hill and then follow the road up past the turning for Tomouth Road and you will find Lea Terrace on your left hand side, on a row of terraces, and Oaklea is the first one.

EPC Rating:



GROUND FLOOR

1ST FLOOR



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. dimensions or areas shown. The floorplan is for guidance only and should not be relied on as being accurate as to the actual size or efficiency can be given.
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