



## 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.

### 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

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

- Payment of

- Payment of

(sewage)

- Payment of

- Commu

telephone

- Green D

- Holding

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

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- Security

- Five we

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- Security

year) - Six

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- Unpaid

Base Rate

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more than 14 days in arrears.

- Lost Key(s) or other Security Device(s) - Tenants are liable to

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- Variatio

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and execution of new legal documents.

- Early Termination (Tenant's Request) - Should the tenant

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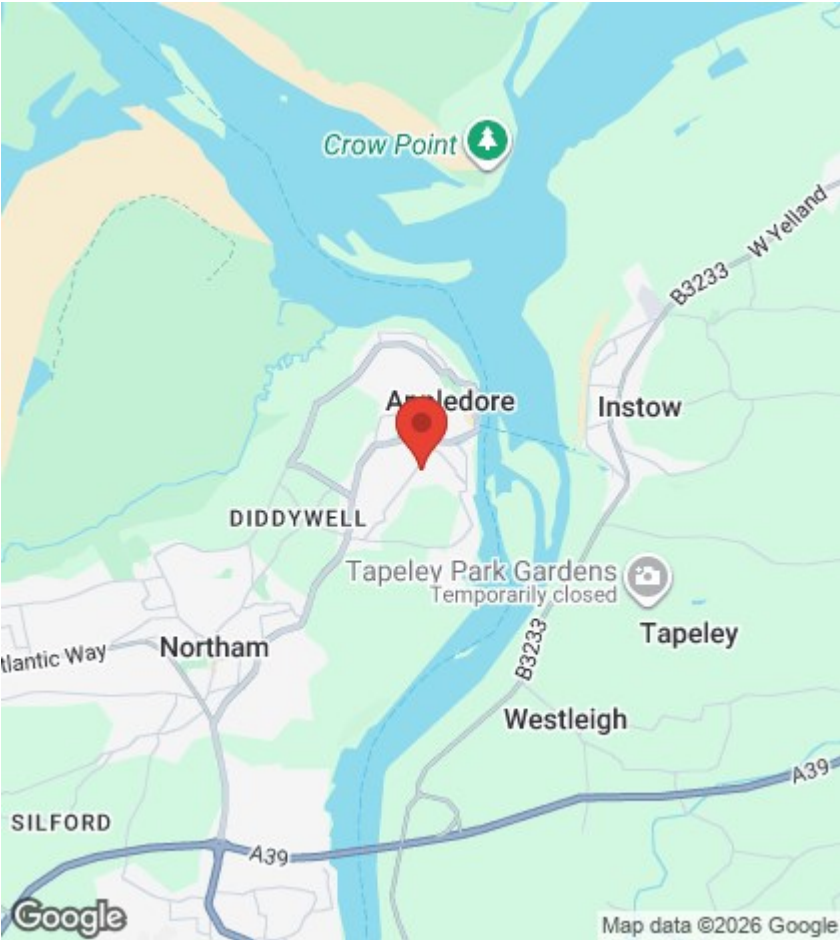
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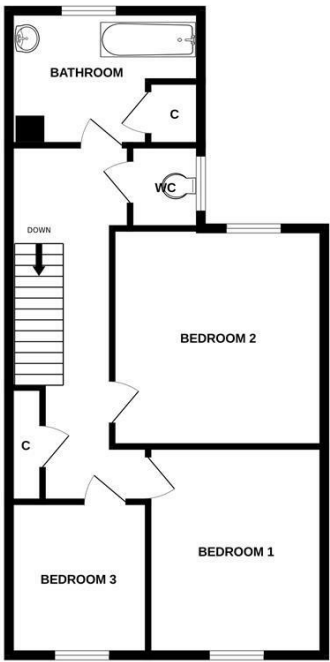
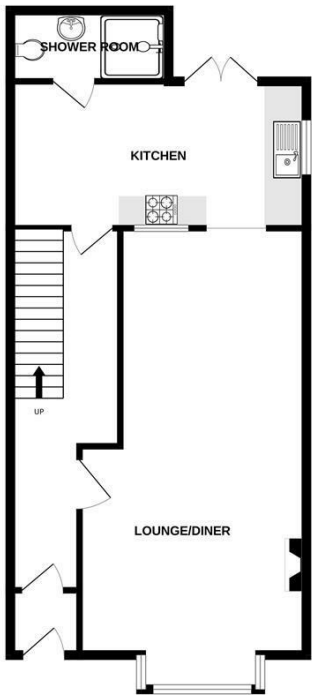
**Directions**  
From the Heywood Road roundabout take the exit signposted Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge 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.

**D  
EPC Rating:**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 67      | 76                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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 errors, omissions or mis-statements. 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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