



Penhorwood Golf Links Road, Westward Ho, Bideford,
Devon EX39 1HH

Modern, spacious 2-bed bungalow benefitting from courtyard garden, garage and off-road parking in the centre of Westward Ho! located within walking distance of the beach and all amenities.

Beach at Westward Ho! - walking distance Bideford - 2.5 miles Barnstaple - 10 miles

- Spacious & modern 2-bed bungalow
- Desirable location close to the beach
- Garage & driveway parking
- Garden
- Available 28 May
- A pet is considered by negotiation
- 12+ months
- Deposit £1269
- Council Tax Band D
- Tenant Fees Apply

£1,100 Per Calendar Month

01271 322837 | rentals.northdevon@stags.co.uk



THE PROPERTY COMPRISES

uPVC door leads to:

ENTRANCE PORCH **8'7" x 7'7"**

Space for boots & coats. Large enough for seating. Tiled floor. Door to:

INNER HALLWAY

Wood effect LVT flooring. Radiator. Smoke alarm.

BEDROOM 1 **14'11" x 12'11"**

Large dual aspect double bedroom. Fitted carpet. Radiator.

EN-SUITE SHOWER ROOM **5'7" x 5'6"**

Walk-in shower. Vanity Unit. WC. Wood effect LVT. Extraction fan.

KITCHEN/DINING ROOM **14'4" x 10'3"**

Modern fitted grey slab front kitchen with J-handles and contrasting marble effect laminate work surface. Built-in induction hob, oven and grill. Extraction hood. 1.5 bowl sink. and mixer tap. Built-in dishwasher. Built-in fridge/freezer. Wood effect LVT flooring. Radiator. Heat alarm.

UTILITY ROOM **8'5" x 5'11"**

Handy room with worktop and cabinets. Space for a tumble dryer. Wood effect LVT flooring.

LIVING ROOM **19'11" x 14'4"**

Spacious dual aspect room with sliding patio door leading to the rear courtyard. Open fire place. Smoke alarm. Wood effect LVT flooring.

BEDROOM 2 **14'11" x 9'7"**

Dual aspect double bedroom. Fitted carpet.

FAMILY SHOWER ROOM **10'7" x 6'11"**

Large walk-in shower with electric shower. Vanity unit. WC. Wood effect LVT flooring. Extraction fan. Airing cupboard with back up immersion water heater.

INTREGRAL GARAGE **16'2" x 8'3"**

Metal up and over door. Concrete floor. Gas boiler. Consumer unit. Carbon monoxide alarm. Space and plumbing for washing machine.

OUTSIDE REAR

Paved patio. Planted borders.

OUTSIDE FRONT

Driveway providing off-road parking for 2 cars. Mature borders with plants/shrubs. Pedestrian access to the rear.

SERVICES

All mains connected. Gas fired central heating.

DIRECTIONS

From Bideford at the Heywood roundabout take the A386 signed Appledore, Westward Ho!, Northam. After approx. half a mile continue straight where the A386 turns into the B3236 signed Westward Ho! Follow the B3236 for around 0.8 miles then turn right into Beach Road. Drive all the way to the bottom of Beach Road and then turn left onto Golf Links Road. The property is the 2nd on the left (opposite Aysha Gardens).

LETTINGS

The property is available to let, unfurnished, long term on an Assured Shorthold Tenancy for 12 months plus and is available 28 May. RENT: £1,100.00 PCM exclusive of all other charges. Pets considered by negotiation. No sharers or smokers. DEPOSIT: £1,269.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). A minimum annual gross household income of £33,000.00 is required to be considered. References required, viewings strictly through the agents.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent - in this case £253.00) 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 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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft

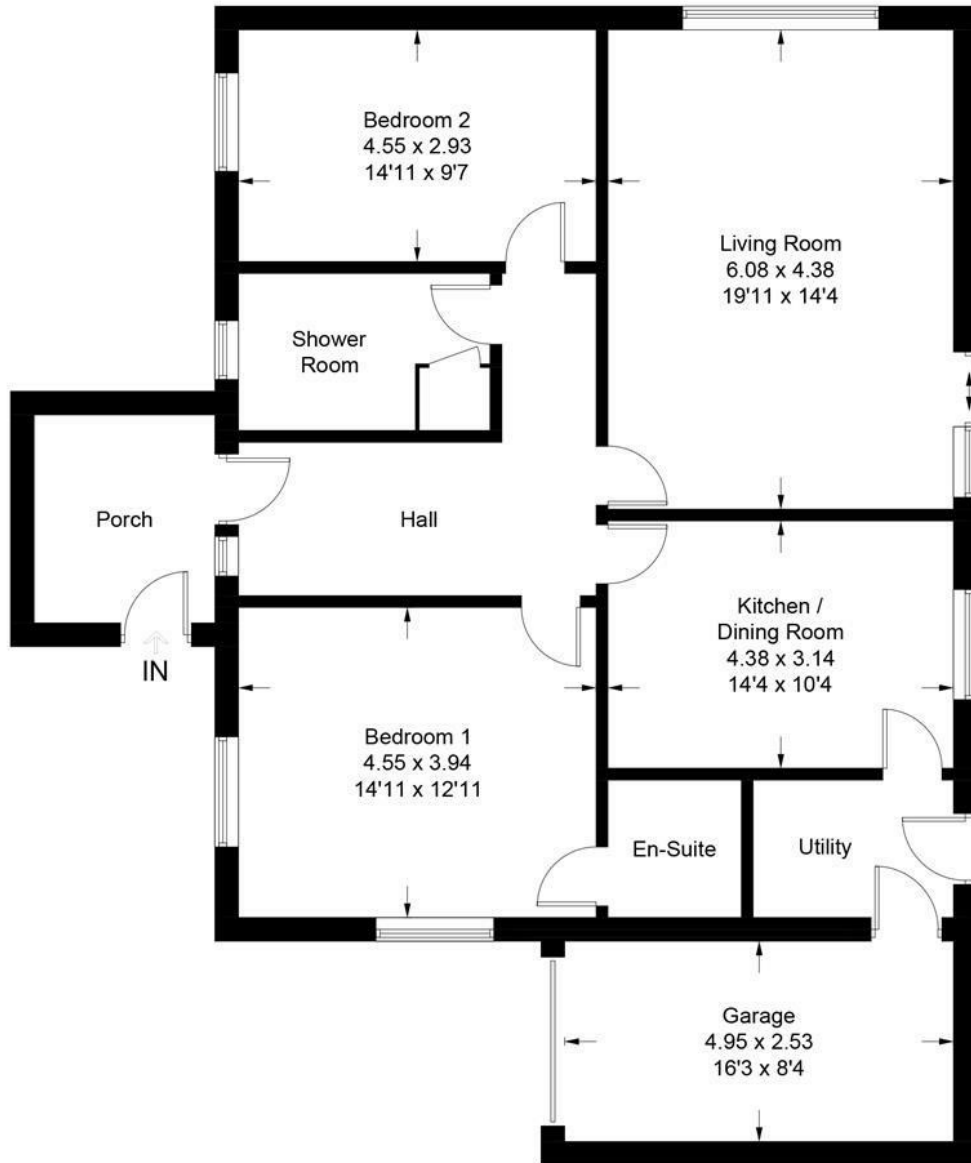


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1064699)



30 Boutport Street., Barnstaple, Devon, EX31 1RP
 01271 322837
 rentals.northdevon@stags.co.uk



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Energy Efficiency Rating		Current	Potential
30% more energy efficient - lower running costs			
92+ (A+)	A		84
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		65	
England & Wales		EU Directive 2002/91/EC	