



3 Park Lane, Bideford, EX39 2QL

£995 PCM

A well-presented 4 bed property situated in the highly sought-after location of Park Lane, a stone's throw from Bideford's Victoria Park

Description

This attractive and characterful terraced property benefits from gas central heating and partial double-glazing. Downstairs, an entrance hallway leads to the front sitting room and the open plan kitchen/dining room to the rear. There is also a downstairs W.C and a small shower room that is currently used as a utility room. French doors lead to the rear garden comprising of a patio area and a small lawn. The first floor landing provides access to the master bedroom, family bathroom, and second bedroom. Stairs to the attic conversion lead to bedrooms three/four.

Additional Information:

The property is available unfurnished with any existing carpets/flooring and curtains to remain.

Gas central heating and partial double-glazing

Restrictions:

Pets may be considered with an additional charge of £25pcm for a dog or £15pcm for a cat.

Availability:

Available for occupation from 7th April 2025.

Rent and Tenancy Details:

Rent: £995.00 per calendar month, exclusive of all bills and outgoings, payable monthly in advance.

Deposit: £1148.07, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit My Deposits.

The property will initially be let on a six-month Assured Shorthold Tenancy but is expected to be available as a long-term let. This is subject to the landlord's circumstances.

Tenant Requirements:

Applicants must demonstrate an annual household income of £29,850 or provide a guarantor with an income of £35,820.

Holding Deposit:

A holding deposit of £229.61 is required to secure the property once a tenancy offer is accepted. This amount will be deducted from the main deposit upon the commencement of the tenancy.

Legal Information:

In line with Government legislation effective 1st June 2019, no fees can be charged to tenants for creating or ending a tenancy.

Additional Notes:

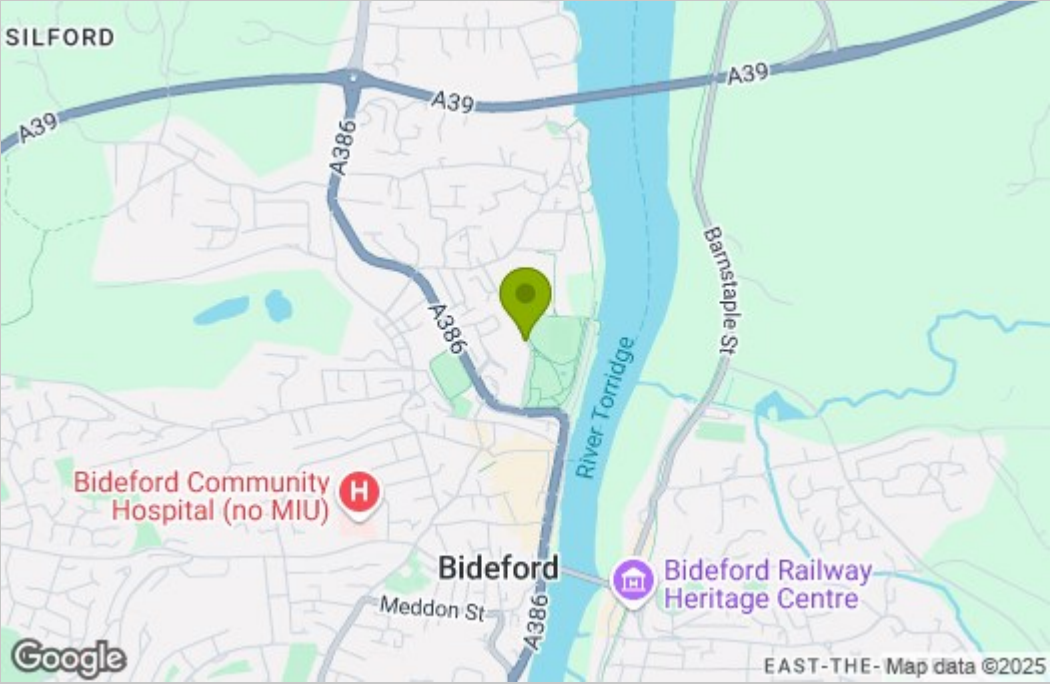
The Council Tax is Band B.

A full Energy Performance Certificate (EPC) is available upon request.

All measurements are approximate and provided as a guide only.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.