



2 Lakenham Cottages, Tadworthy Road, Northam, EX39 1JP

£795.00 PCM

- Sea Views
- Courtyard Garden
- Character Property
- Sought After Location
- Rear Access
- Kitchen/Diner

A delightful two-bedroom cottage set in the ever-popular Northam, enjoying distant sea views and a wonderful coastal setting. Perfectly positioned, the property is within easy walking distance of Northam village amenities and the sandy beach, shops and restaurants of Westward Ho!, making it ideal for those wanting to enjoy the best of village and seaside living. The cottage offers two bedrooms, a family bathroom, a cosy lounge, and a kitchen/diner ideal for everyday living. To the rear, there is a private courtyard garden with rear access, a lovely spot to enjoy some fresh air.

Rent: £795.00pcm Deposit £917.00

Holding Deposit: £183.00 - required to secure the property.



Council Tax Band: C



GROUND FLOOR

Lounge

15'8" x 13'10"

Welcomes you into the home and offers a dual aspect outlook, with an electric fireplace.

Diner

8'8" x 7'11"

Just a step down from the lounge, the dining area provides space for a dining table.

Kitchen

8'11" x 6'7"

Fitted with matching base and wall units, the kitchen includes a freestanding oven, a slimline dishwasher, and space for a washing machine. It overlooks the courtyard and offers a practical layout, leading on from the dining area.

Rear Porch

Provides handy rear access to the property and can be used as a practical boot room.

FIRST FLOOR

Bedroom One

15'10" x 9'10"

Double bedroom boasting sea views, with built in wardrobes for storage.

Bathroom

8'1" x 6'11"

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

Bedroom Two

9'11" x 8'3"

A single bedroom also looking out over Westward Ho! and out to sea.

Outside

The property is approached via a shared driveway which you have access over to your front door, with the front door set within a pretty courtyard area. The rear courtyard garden is small but practical, ideal for some fresh air or a morning coffee, with steps leading down from the property. There is also a rear gate providing access from the road. There is no allocated parking at the property but on road parking can usually be found close by.

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.

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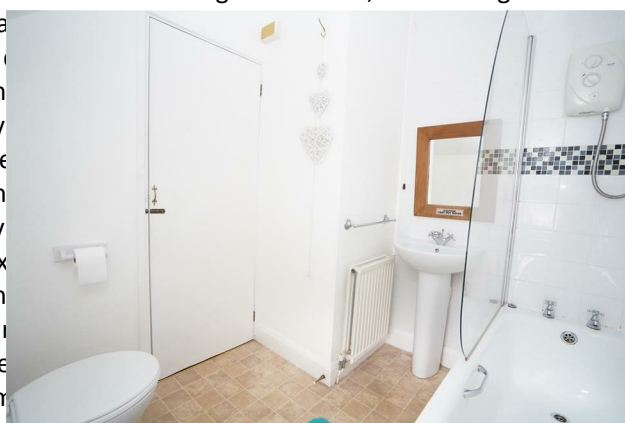
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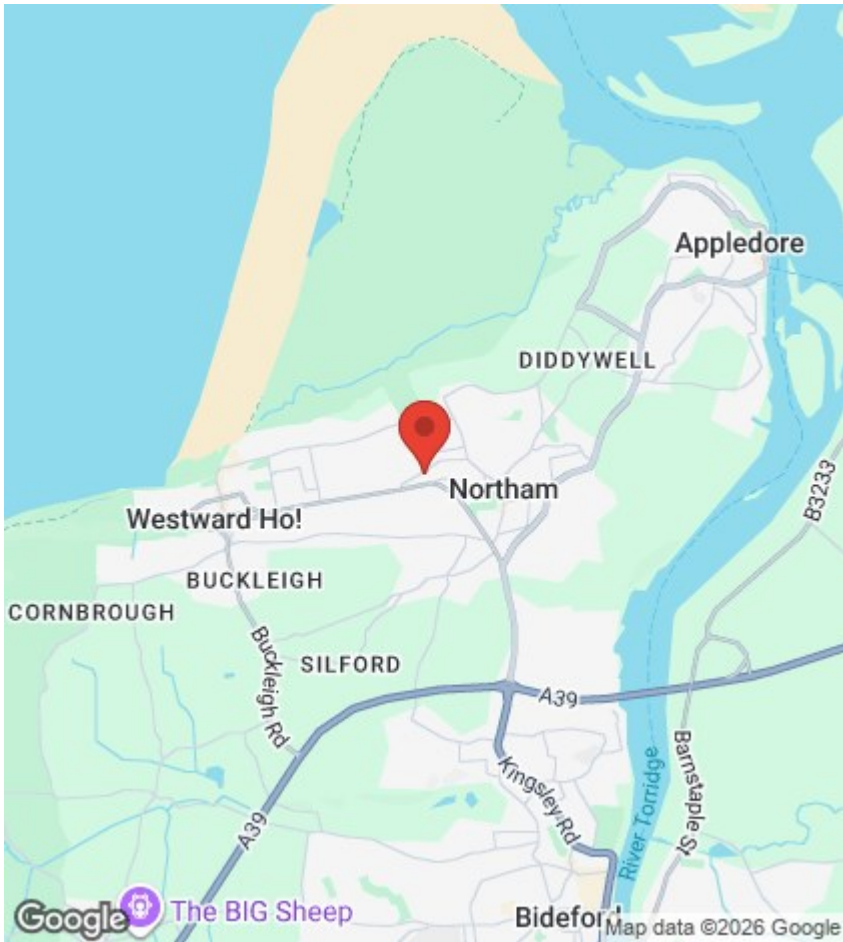
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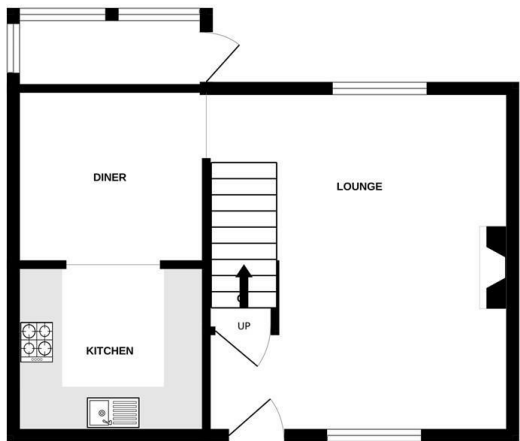
Directions

From our office on Bideford Quay, proceed North towards Heywood Roundabout and continue straight over towards Westward Ho! Proceed without deviation for approximately 1 mile. Continue down the hill into Atlantic Way and take the right hand turning into Tadworthy Road. Lakenham Cottages will be found after a short distance on the right.

EPC Rating: E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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 error, omission or mis-statement. 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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