



## Ashleigh House Ashley Terrace, Bideford, EX39 3AL

£1,200

- Family Home
- Off Road Parking & Single Garage Only
- Close to Amenities
- Three Bedrooms
- Close to Bideford Hospital
- Available Now
- Walking Distance to Primary & Secondary Schools
- Low Maintenance Rear Garden
- Recently Renovated Throughout

This recently renovated three-bedroom detached family home, finished to a high standard throughout, is ideally situated in a convenient location in Bideford, within walking distance of both primary and secondary schools and close to a range of local amenities. The accommodation comprises a modern fitted kitchen and spacious lounge/diner on the ground floor, while upstairs offers three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a good-sized, low-maintenance rear garden, along with driveway parking for two vehicles and a single garage to the front. Please note that the adjoining garage and the parking space directly in front of it are not included within the tenancy. Available Now!

Rent £1,200.00 Deposit £1,384.00

Holding deposit: £276.00 - required to secure property.

EPC Rating: C

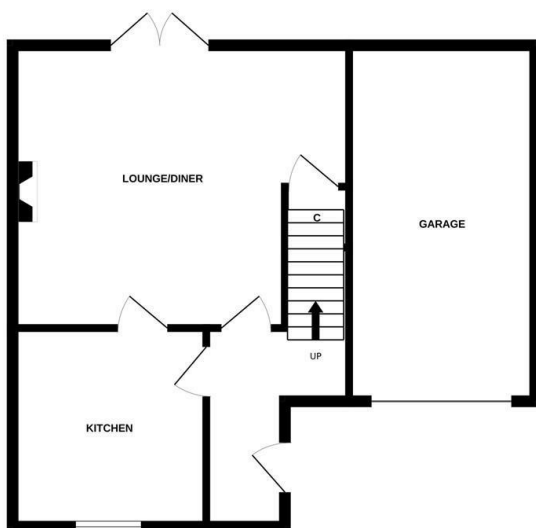
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C

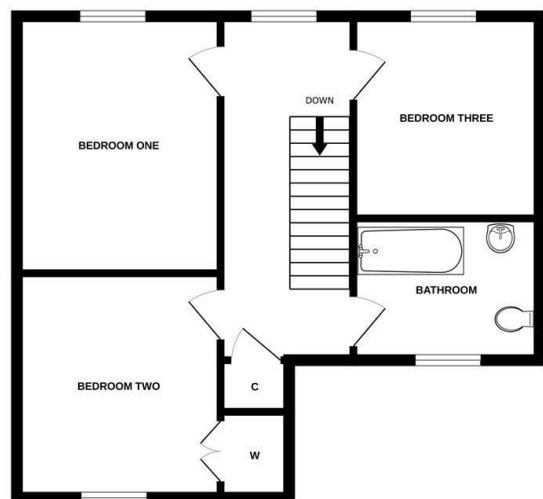
## Directions

From our office on Bideford Quay, turn left and head up the High Street. At the junction, turn left and continue past the zebra crossing. Take the first right onto Abbotsham Road, passing the hospital on your right. At the traffic lights, turn left onto Dymond Road and follow it uphill. You will find Ashleigh House just before the Geneva building on your left hand side.

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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