



The Old Coach House, 3A Padshall Park, Bideford, EX39 3NE

£750.00 PCM

- Sought After Location
- Well Presented Throughout
- Convenient Location
- Private Parking for Two Vehicles
- Available Now!
- Delightful Private Garden
- Character Features

Morris and Bott are delighted to offer this detached two-bedroom cottage, located within a sought-after residential estate. The property is conveniently positioned just a stone's throw from a local bus stop and within a short, pleasant walk into Bideford town.

The cottage offers an open-plan living space on the ground floor, and the accommodation further comprises two bedrooms and shower suite. Externally, the property benefits from a private front garden and off parking for two vehicles. This home is perfectly suited for those looking for a manageable and comfortable rental in a desirable location.

Rent: £750.00pcm Deposit £865.00

Regret No Smoking, Pets Considered.

Holding Deposit: £173.00 - required to secure the property.

Council Tax Band: B.

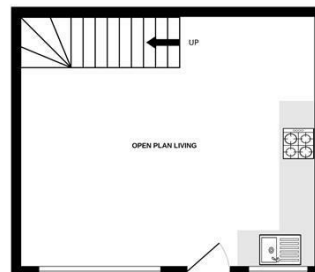
Directions

From our office on Bideford Quay, head North towards Northam and continue onto Kingsley Road passing Morrisons Supermarket on your right hand side. Proceed straight ahead at the traffic lights and continue up the hill towards Heywood roundabout. Just before the roundabout, turn right into Hanson Park and take the first right into Padshall Park, the property will then be found on the left hand side.

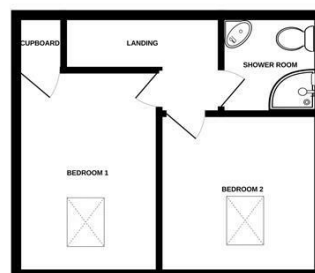
EPC Rating: D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	58
(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 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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