



11 One End Street, Appledore, Bideford, EX39 1PN

£875 PCM or £895 WITH PETS

- Furnished or Unfurnished
- Heart of Appledore
- Small Enclosed Courtyard
- Available Now
- Council Tax: Band B
- Charming Cottage
- Two Double Bedrooms
- Rear Access
- Log Burner

11 One End Street, Appledore

Morris and Bott are delighted to offer this charming character cottage nestled in the heart of the village of Appledore, just a short stroll from the popular quayside. Offering two double bedrooms, a lounge with feature stone fireplace, with wood burner inset and a modern kitchen. The property benefits from a small rear courtyard which also provides rear access off Silver Street.

The property can also be offered to the rental market FURNISHED or UNFURNISHED.

Rent £875.00pcm. OR £895.00 WITH PETS. Deposit £1009.00

Regret No Smoking. Pets Considered.

Holding Deposit: £201.00 - required to secure the property.



2



1



1



E

Council Tax Band: B



Ground Floor

Lounge

14'9" x 14'4"

Found at the front of the property with an attractive exposed brick heath and gas fire creating a cosy focal point for the room. Handy under stairs storage cupboard.

Kitchen

7'9" x 7'7"

A cottage style kitchen found at the rear of the home, fitted with a range of matching hand level units.

Shower Room

7'8" x 5'4"

A shower room comprising of an enclosed shower, low level WC and large vanity unit with sink.

Bedroom One

12'6" x 11'3"

A spacious double bedroom situated to the front of the property.

Bedroom Two

15'2" x 7'11"

A generously proportion double bedroom situated to the rear of the property featuring a WC with storage cupboard.

WC

7'1" x 3'6"

Comprising of a two piece suite with low level WC and wash hand basin, along with heated towel rail.

Sun Room

5'11" x 4'4"

Additional seating area with storage cupboard and double doors leading to the courtyard.

Outside

Small courtyard with handy rear access.

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.

RELEVANT LETTINGS FEES

In addition to paying the Rent for the property, you may also be required to pay the following permitted payments:-

- Payment for Council Tax

- Payment for Utilities (electricity, gas or other fuel, water, sewage)

- Payments for a Television Licence

- Communication Services (telephone other than a mobile telephone; the internet; cable television; satellite television.

- Green Deal charge (if any).

- Holding Deposit (per tenancy) - One week's rent - This is to reserve a property. Please note: This 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 or misleading 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).

- Security deposit (per tenancy. Rent under £50,000 per year) - Five week's rent - This covers damages or defaults on the part of the tenant during the tenancy.

- Security deposit (per tenancy. Rent of £50,000 or over per year) - Six weeks rent - This covers damages or defaults on the part of the tenant during the tenancy.

- Unpaid rent - Interest paid at 3% above the Bank of England Base Rate from Rent Due Date until paid on order to pursue non-payment of rent. - This will not be levied until the rent is more than 14 days in arrears.

- Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). - If the loss results in the locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant and landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

- Variation of Contract (Tenant's Request) - £50 (inc. VAT) per agreed variation. - To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

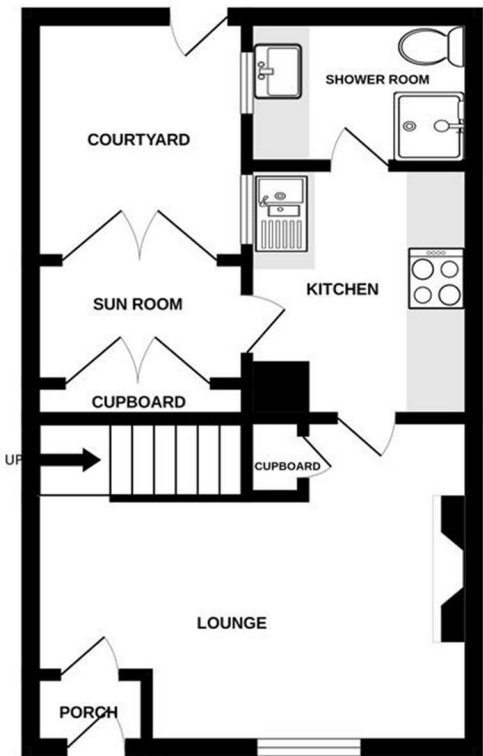
- Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. - These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Directions

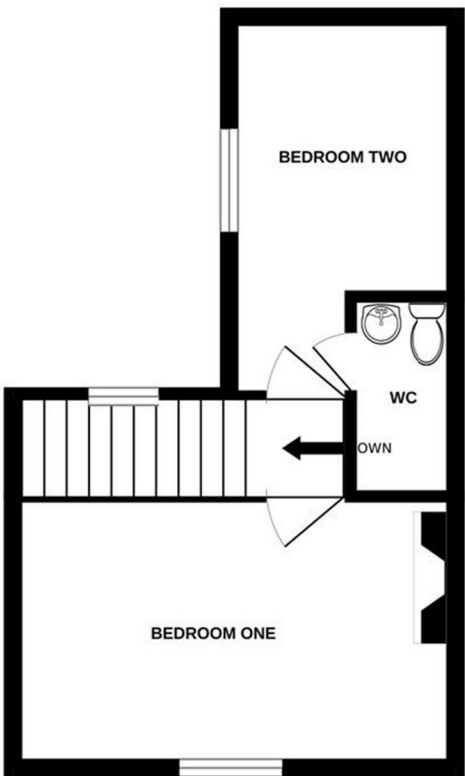
From our Appledore office proceed left and take your first right onto One End Street. Proceed along the path where you will find the property on the left hand side.



GROUND FLOOR



1ST FLOOR



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

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