



## Jacks Place, 31 New Street, Appledore, Bideford, EX39 1QJ

£1,100 PCM

- Charming Cottage
- Heart of Appledore Village
- Rear Garden
- Log Burner
- Furnished or Unfurnished
- Available Now
- Kitchen/Diner
- Well Presented Throughout
- Council Tax: Band B.

Morris and Bott are delighted to offer this spacious traditional cottage, within the heart of the village. Jacks Cottage welcomes you with a charming lounge on the ground floor, which follows through to a spacious kitchen/diner. The first floor benefits from two double bedrooms and one single bedroom, with a tasteful modern shower room. The rear of the property provides a low maintenance garden set over two levels.

Rent £1,100 Deposit £1,269.00

Regret No Smoking. Dogs to be considered.

Holding deposit: £253.00 - required to secure property.

Council Tax Band: TBC.

### Directions

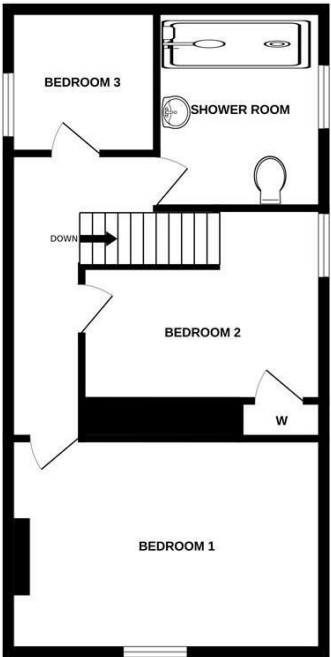
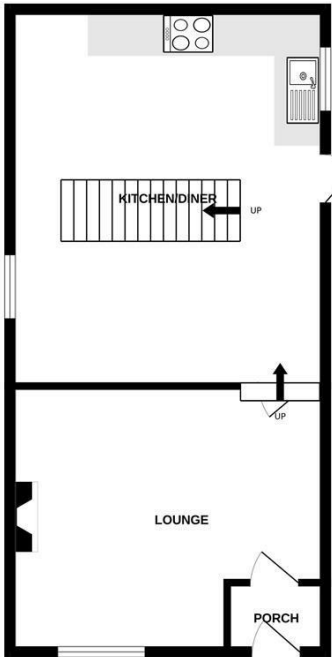
From our Appledore Office head towards the Quay and take a right, passing Johns of Appledore and around the bend. Then take your next left onto New Quay Street and follow this road until you come to the first bend, which is found by the slipway. From here proceed on foot up the steps which are opposite the slipway. At the top of the steps take a right and follow the land until you reach number 31 on your left.

EPC Rating: D.

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