



7 Odun Terrace, Appledore

£925 pcm or £950 pcm with pets if agreed

 3 Bedrooms

 1 Bathroom

 EPC C

- Long Let
- Immaculately Presented Throughout
- Short Stroll To Quayside
- Close To Local Park & Playground
- Available Now!
- Private & Enclosed Garden
- Close To Popular School
- Sought After Location
- Two Reception Rooms
- On Road Parking Available

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7 Odun Terrace, Appledore,

Bideford, Devon, EX39 1PQ

This charming mid terrace home sits just a short walk from Appledore's wealth of amenities and frequent bus services. The property benefits from two reception rooms, three good sized bedrooms, a private and enclosed garden and on road parking available. The home is neutrally decorated throughout and is offered to the rental market unfurnished.

Regret No Smoking. Pets considered with higher rent.

Rent £925.00 or £950.00 WITH PETS. Deposit £1067.00.

Holding Deposit: £213.00 - required to secure the property.



ENTRANCE HALL

Welcomes you into the home.

LOUNGE 3.83m x 2.90m

Delightful reception room located at the front of the property with gas fire, bay window and shelving. The Landlord is happy to leave the sofa should it be requested.

DINING AREA 3.63m x 3.30m

An additional reception space located just off of the kitchen with gas fire, two handy under stairs storage cupboards and patio doors to the garden.

KITCHEN 2.55m x 2.16m

Modern kitchen with integrated electric oven, gas hob and extractor fan over. There is ample under counter space for freestanding appliances. Please note that the Landlord is happy to leave the following appliances if required:- washing machine, dishwasher, tumble dryer, under counter freezer and microwave.

UTILITY 2.38m x 1.07m

Granite worktop with sink and under counter space.

WC

Low level WC.

BEDROOM TWO 3.92m x 3.07m

Generous double bedroom located at the front of the house with feature fireplace, triple wardrobe and handy corner shelving.

BEDROOM THREE 2.82m x 1.99m

Single bedroom with feature fireplace, handy cupboards and shelving.

BATHROOM 1.89m x 1.76m

Newly fitted modern white suite comprising L shape bath with shower over, low level WC, wash hand basin, heated towel rail and heated lit cabinet. There is additional built in storage throughout.

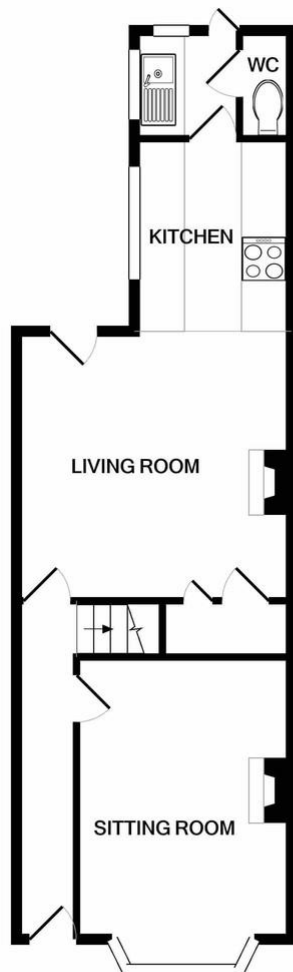
BEDROOM ONE 5.27m max x 3.60m max

Fantastic twin bedroom located on the top floor with large window overlooking the garden with glimpses of the river, Instow and the park.

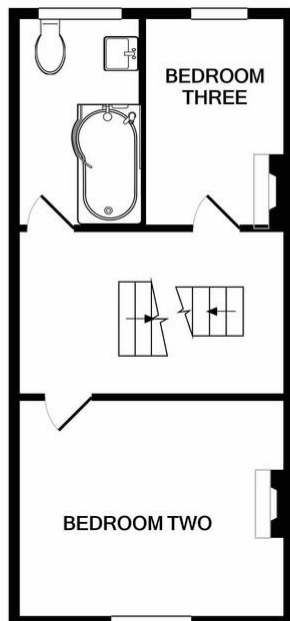
GARDEN Stunning private and enclosed tiered garden with an abundance of shrubs, a delightful decked seating area and large modern shed which comes fully equipped with power and light. Behind the shed is a handy covered storage area. The garden also benefits from a hot water shower which is extremely beneficial for dogs and wetsuits!

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.

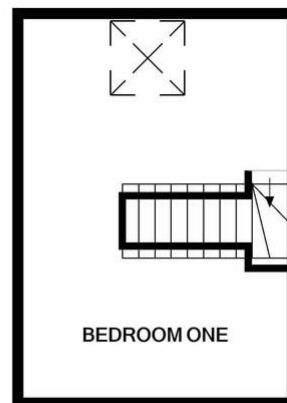




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From our office on The Quay, continue along the A386 passing Morrisons Supermarket on your right. Proceed up the hill until reaching the Heywood Road roundabout. Continue straight across, taking the second exit onto Heywood Road, signposted Appledore and Westward Ho!. Continue along this road passing the Durrant House Hotel on your right. At the next junction, turn right onto the A386 onto Churchill Way, signposted Appledore. Continue along this road passing Torridge Pool on your right hand side. Follow this road into Appledore passing Appledore FC on your right hand side. Bear round to the right and descend the hill, and Odun Terrace is the first terrace of homes on your left hand side approximately half way down the hill and just prior to the turning into Odun Road, directly opposite the Bus stop.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisondbott.co.uk, as and when they are made available by the property owner.

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