



2 Bed Flat

139 Watkins Way, Bideford, North Devon, EX39 4FN

£595 PCM

- Open Plan Lounge & Kitchen
- Washing Machine
- Available 22nd March
- 2 Double Bedrooms
- Fridge/Freezer
- Small Pets Accepted
- Parking space
- Balcony



Description

Stunning 2 double bed apartment offering spacious accommodation, benefiting from a private balcony with pleasant country views. £625 PCM, £625 deposit. small pets are accepted, working or retired only please. Available from 22nd March.

Situation

Stunning 2 double bedroom apartment offering spacious accommodation, benefiting from a private balcony with pleasant country views. The property briefly comprises of entrance hall, open plan Kitchen with Fridge Freezer & Washing machine, open plan living room connected to the Kitchen, 2 Double Bedrooms, Bathroom with modern fixtures & fittings. Pets Accepted

Services

All mains services connected

Council Tax

Band 'A'

EPC Rating

EPC rating 'C'

Viewings

Please contact the agent Phillips Smith & Dunn on 01271 327919





Outside

To the front of the property are scenic views over a communal pond area, overlooking pleasant country panoramas. Being situated at the top of the Watkins Way development this property benefits from being quietly located, and also a designated parking bay to the rear of the property.

TENANCY DETAILS

This property is being offered unfurnished on an initial 6 month assured short hold tenancy. The tenant will be required to pay a damage deposit equal to 1 month rent which will be protected under the tenancy deposit scheme. Credit and reference checks will be obtained from the proposed tenants/s. Working or Retired Only, no pets.

Fees

We would like to make all prospective tenants aware of our application fee:

The application fee is payable in advance to cover the initial cost of taking up references, credit checking and preparing the tenancy documentation. Anyone aged 18 or over must be named on the tenancy agreement and will be subject to reference checks.

£180 for the first applicant

£40 for each additional applicant

£50 for a guarantor if required

Room list:

Communal entrance hall

Own entrance hall

Open plan lounge/ kitchen
7.12 x 3.79 (23'4" x 12'5")

Bedroom one
2.51 x 4.28 (8'3" x 14'1")

Bedroom two
2.66 x 3.63 (8'9" x 11'11")

Bathroom

Outside

Services

Viewing

Directions

From Bideford Quay proceed across the Old Bridge turning left at the small roundabout in front of the Royal Hotel. Proceed a short distance taking the second turning right into Manteo Way. Continue up this road taking the left hand turning into the Charles Church Development and Watkins Way. Drive to the end of Watkins way where you will reach a pond and grass area, the apartment will be on your left.

**Looking to sell? Request
a free sales valuation
for your property.**

**Call
or email**

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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