



30 The Mount, Appledore

£650 pcm

 2 Bedrooms

 1 Bathroom

 EPC D

- Long Let
- Ample On Road Parking Available
- Integrated Kitchen Appliances
- Available Early November
- Immaculately Presented
- Lounge/Diner
- Estuary Views
- Two Double Bedrooms
- Short Stroll To Village

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30 The Mount, Appledore,

Bideford, Devon, EX39 1NZ

Morris and Bott are delighted to offer this easy to run two bedroom apartment located in the sought after village of Appledore. The property offers open-plan living accommodation, two double bedrooms, a recently installed kitchen and bathroom and plenty of storage throughout. The property benefits from stunning views across the Estuary is immaculately presented throughout and is offered to the rental market UNFURNISHED with ample on-road parking available.

Regret No Smokers, Pets Considered With Higher Rent.

Rent £650.00 or £675pcm WITH PETS. Deposit £750.00.

Holding Deposit: £150.00 - required to secure the property.

ENTRANCE HALL

Welcomes you into the home, with handy storage cupboard just inside the door, airing cupboard and large cupboard equipped with electric and space for tumble dryer.

LOUNGE/DINER

Large reception room with ample space for lounge and dining areas. The large picture window provides stunning views across the Estuary.

KITCHEN

Modern kitchen with matching hand and eye level units, integrated electric oven, hob and extractor fan over, undercounter fridge with freezer compartment, dishwasher and washing machine. The window provides further views of the Estuary.

BEDROOM ONE

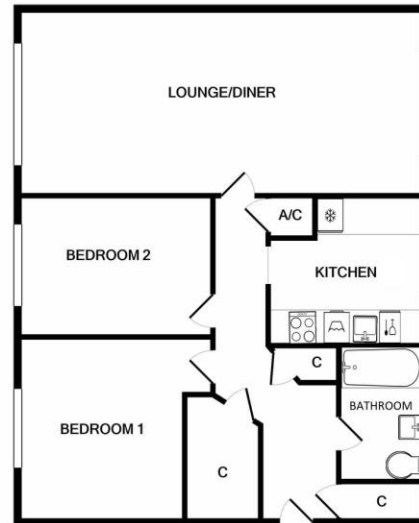
Large double bedroom with large window.

BEDROOM TWO

Further good sized double bedroom with large window.

FAMILY BATHROOM

Modern white suite comprising bath with shower over, low level WC, wash hand basin and heated towel rail.



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)

TO FOLLOW

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 and take the next left into Broad Lane. At the bottom turn right into Torridge Road and continue for some distance to Appledore. Take the second right into Western Avenue and Continue up the hill to The Mount where the road bears around to the left. The property will be found elevated on the right hand side with access to the rear.

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 morrisandbott.co.uk, as and when they are made available by the property owner.

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