



Broadmead House, Bear Street

£875 pcm

 4 Bedrooms

 2 Bathrooms

 EPC TBC

- Long Let
- Front & Rear Gardens
- Two Bathrooms
- Available Now!
- Off Road Parking Space
- Spacious Accommodation
- Large Property
- Kitchen/Diner
- Close To Town Centre

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Broadmead House, Bear Street,

Barnstaple, Devon, EX32 7DX

This exceptional 4 bedroom terraced residence boasts spacious accommodation offering a wealth of attractive character features along with a delightful front and rear garden and off-road parking. Occupying a convenient position on the edge of town.

Regret No Smokers, No Sharers. Employed/Retired Only. One small pet considered.

Rent £875.00 Deposit £1009.00

Holding Deposit: £200.00 - required to secure the property.



ENTRANCE HALL

Welcomes you into the home.

LOUNGE 5.21m x 4.41m

Spacious reception room with large window and feature fireplace housing an electric fire.

KITCHEN/DINER 4.38m x 3.87m

Large kitchen with matching hand and eye level units and space/plumbing for washing machine and fridge/freezer. Integrated electric oven and gas hob with extractor fan over.

FAMILY BATHROOM

Bath, low level WC and wash hand basin.

BEDROOM ONE 3.88m x 2.40m

Good sized double bedroom with country views in the distance.

BEDROOM TWO 4.44m x 4.13m

Bright and airy large double bedroom with large wardrobe cupboard.

BEDROOM THREE 3.80m x 2.61m

Good size double bedroom with Velux window.

SHOWER ROOM

Shower, low level WC and wash hand basin.

BEDROOM FOUR 5.40m x 4.13m

Very large double bedroom with walk in wardrobe cupboard.

FRONT GARDEN

Delightful private paved area with a mixture of raised gravel beds and shrubs.

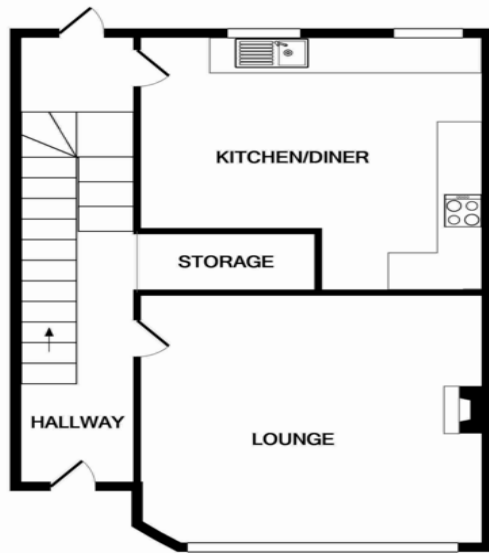
REAR GARDEN

Level paved garden with rear access from the parking space.

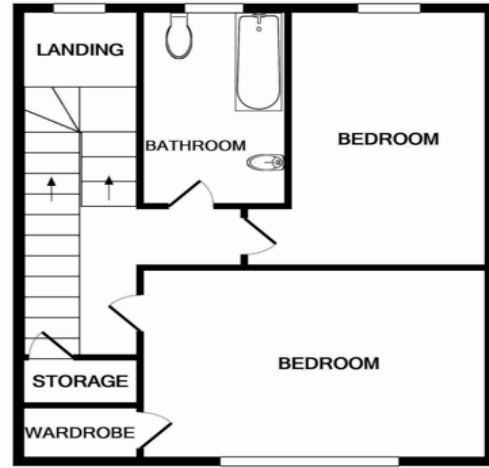
PARKING

The property has one off road parking space.

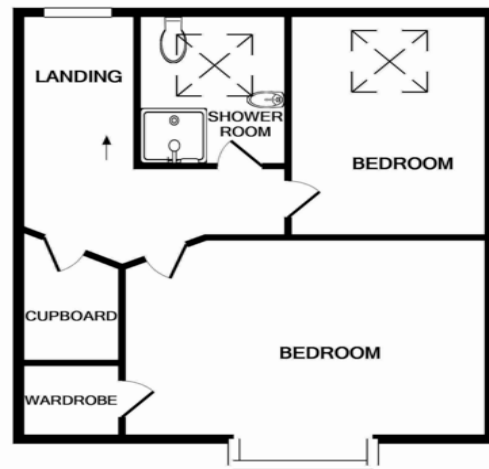




GROUND FLOOR



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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Directions

From Barnstaple Square continue past the bus station on your left. At the roundabout take the second exit, then take the first exit at Broadmead House can be found on your left hand side just before the turn into Bicton Street.

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

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