



Flat 1, 13 Avon Road, Bideford EX39 4BL
Price £420pcm (Fees apply)



A well presented 1 bed first floor apartment enjoying spectacular views across the town and nearby countryside. The property boasts light & airy living accommodation, a double bedroom, modern kitchen and shower room. The property also boasts UPVC double glazing and Gas central heating. Working/Retired Only. No Pets. No Smokers AVAILABLE NOW.



Flat 1, 13 Avon Road, Bideford, Devon EX39 4BL

- **First Floor Apartment**
- **Town & Countryside Views**
- **Double Bedroom**
- **Modern Shower Room**
- **Kitchen**
- **Gas Central Heating**
- **PVCu Double Glazed Windows**
- **Available Now**

hand turning sign posted Avon Road continue across the mini roundabout where the property will be found on the left hand side.

EPC TBC

Entrance Hall: Doors to Bedroom and Living Area.

Living Room: A bright and spacious room with television and telephone points, radiator, down lighters UPVC double glazed window to side. Arch way opens to:

Kitchen/Dining Room: A modern kitchen with roll edge work surfaces, stainless steel sink, tiled splashback, wood fronted eye level and base units, space for appliances. Gas combi boiler, tile effect lino flooring, radiator and UPVC double glazed window to side.

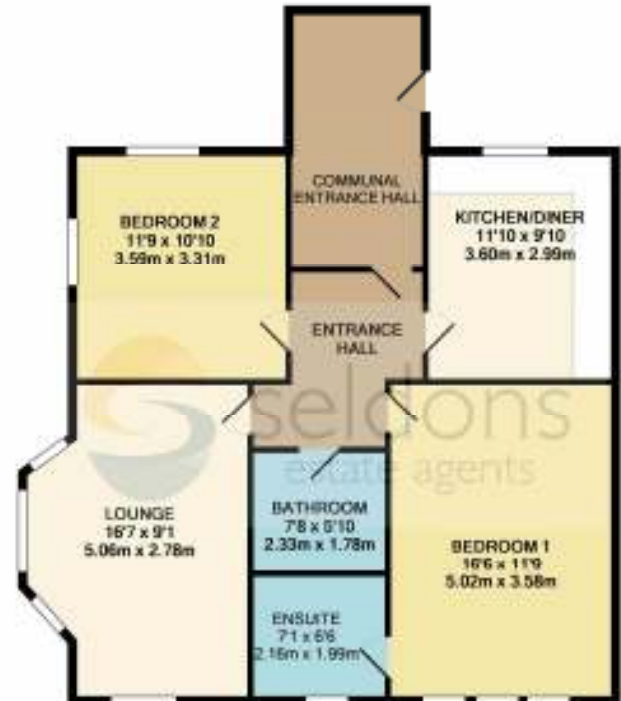
Bathroom: 3-piece White suite comprising wash hand basin with, low level WC and single shower cubical. Part aqua panelled walls and tiled effect lino flooring.

Bedroom 1: Double bedroom enjoying wonderful views across the town and nearby countryside.

Usual references required. Working/Retired Only, Pets Considered, no smokers. Unfurnished.

Services: Mains water, electric and gas.
Council Tax Band A
Deposit: 1 month upfront (subject to circumstances)
Rent: 1 months' rent payable in advance
Application Fees: £90 inc VAT per person
£42 inc VAT (lease renewal charge)

Directions: From Bideford Quay, proceed over Bideford Bridge and take the second exit. Continue on this road and take the right



TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)

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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