

4A Moor Lane, Croyde, Braunton  
£600 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- WINTER LET ONLY
- Immaculate 1 bedroom Bungalow
- Large Enclosed Garden and Patio
- Fully Furnished
- Employed/Retired Only

- Available 3rd November 2020 to 19th March 2021
- Close to Croyde Village and beach
- Ample Parking
- No Pets. No Smokers

WINTER LET ONLY - 1 Bedroom Bungalow conveniently located for the Beach and Village and set in an elevated position and lovely views towards the sea. Large enclosed garden with patio area. There is ample off road parking. From the property you can either walk into the village, 5 minutes, or out to the beach, 10 minutes, with ease. Fully furnished. Wi Fi available. Available 3rd November 2020 until 19th March 2021. No Pets. No Smokers. Employed Only. Rent £600.00pcm Deposit £690.00,

## Croyde Shores

### Living Room

4.24m x 3.50m (13' 11" x 11' 6")  
x2 - 2 seater sofas, coffee table, dining table 2 chairs, electric fire set in a contemporary fireplace, TV and DVD player, patio door to patio and rear garden

### Bedroom

3.53m x 2.93m (11' 7" x 9' 7")  
double bed, bedside units, chest of drawers, wardrobe, window to rear.

### Kitchen

2.40m x 1.74m (7' 10" x 5' 9")  
Newly refurbished kitchen with electric cooker, hob, fridge/freezer, washing machine, microwave and toaster

### Shower Room

With shower cubicle, wash hand basin and WC

### Garden

Large enclosed garden with patio area, BBQ and washing line.  
Ample Off Road Parking

### Services

Council tax: Tenants need to pay direct to NDC - approx. £120pm

TV licence: £13.20

Broad band: £7.00

Line rental: £16.50

paid direct to landlord with monthly rent

The landlord will read the electric and water meters at the property every 6 weeks and send an invoice direct to the tenants for payment of this.

### Directions

Travel through Croyde from the Braunton direction, pass the Thatch Pub and shops and turn left. Go past Croyde Motors on the left and then turn left into Moor Lane. The property can be found on the right.

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