

Long Meadow Drive, Barnstaple  
£795 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- 3 Bedroom House
- Conservatory
- Parking for 2 Cars

- Great Condition
- Rear Garden
- Gas Central Heating and Double Glazing

# 1 Long Meadow Drive, Barnstaple, Devon, EX32 7RA

3 Bedroom House in popular location. Accommodation Comprises: Entrance Porch, Kitchen with integrated appliances, lounge, conservatory, 3 bedrooms and shower room. Gas Central Heating and Double Glazing. Rear Garden. Parking for 2 cars. Rent £795pcm. Deposit £915. Available November 2020

## Ground Floor

### Entrance Porch

### Kitchen

2.69m x 2.59m (8' 10" x 8' 6")  
Range of high and low level units with integrated fridge/freezer, washing machine, gas oven and hob with extractor above, dish washer, 1.5 bowl stainless steel sink unit, window to front.

### Lounge

4.47m x 4.45m (14' 8" x 14' 7")

### Conservatory

3.88m x 2.59m (12' 9" x 8' 6")

## First Floor

### Bedroom 1

3.70m x 2.60m (12' 2" x 8' 6")

### Bedroom 2

3.45m x 2.60m (11' 4" x 8' 6")

### Bedroom 3

2.65m x 1.78m (8' 8" x 5' 10")

### Shower Room

## Outside

### Garden

Rear gravelled garden with shed.

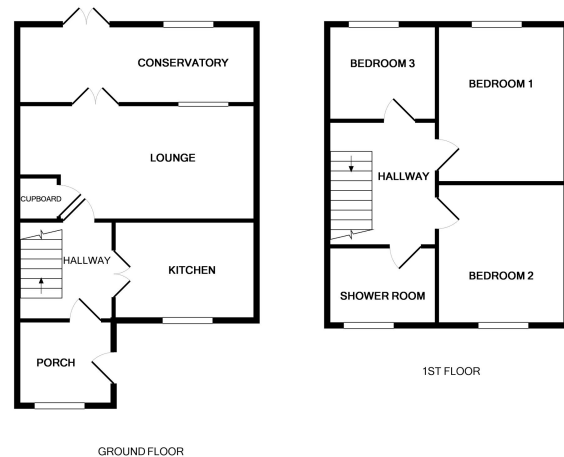
Parking space for 2 cars to the front of the property.

### Services

Mains Gas, Electric and Water. Council Tax Band B

### Directions

From our offices in Barnstaple proceed out of town towards 'Alexander Road'. At the roundabout you will see 'Flukey's Inn' on your left. Take the exit just after the In and continue to the traffic lights. Upon reaching the traffic lights take a left turn following down the hill. Take the third turning on your right just before the Co-Op local shop. Proceed down this road taking and the property can be found after a short distance on your right hand side with our to let board clearly displayed.



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.  
Made with Metropix v10.016

At John Smale & Co we don't just sell houses! ...

Contact us now for information on all of our other services including Residential and Commercial Lettings, Property Management, Commercial Property Sales, Probate Valuations, Independent Financial Advice, Energy Performance Certificates, Auctions and New Homes.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Email: [lettings@johnsmale.com](mailto:lettings@johnsmale.com) Website: [www.johnsmale.com](http://www.johnsmale.com)

5 Cross Street Barnstaple EX31 1BA

Offices also @ London (Mayfair Office)

Tel: 01271 329345