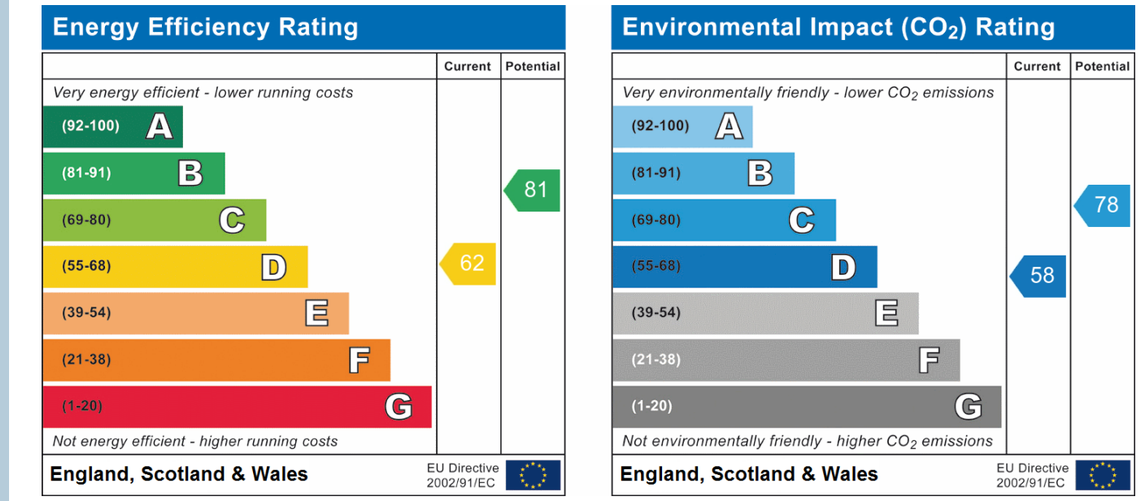

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.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

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Shorebreak
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- Modern and Contemporary
- Lovely Rear Gardens
- Pet Considered
- Saturday viewings ONLY
- Available 1st November 2020 until 26th May 2021
- Fully Furnished
- Under floor heating
- Allocated Parking
- Rent £895pcm Deposit £1030

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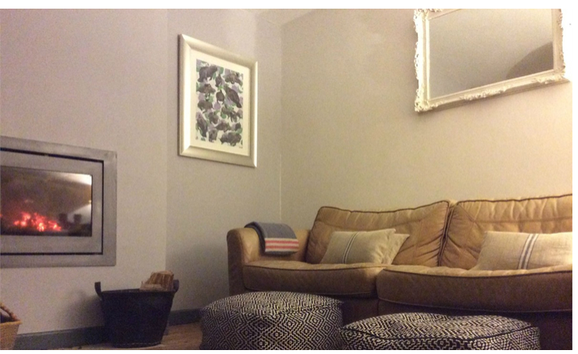
Shorebreak 1 Chapel Street, BRAUNTON, Devon, EX33 1EJ

WINTER LET ONLY £895 pcm



A lovely, fully furnished modern and contemporary semi-detached house, in the heart of Braunton. It is available on a winter let basis only. It benefits from a lovely rear garden, allocated parking, double glazing and under floor heating. Accommodation briefly comprises of lounge with wood burner, kitchen/diner, living/family room, three bedrooms and a bathroom. Appliances include an electric oven, electric hob, dishwasher and fridge/freezer. Pets considered. Rent £895pcm Deposit £1030. Available 1st November 2020 until 26th May 2021.

Broadband £23.50, TV Licence £13, Council Tax £123. (TOTAL £159.50) Payable to landlord along with monthly rental.

Ground Floor

Entrance Hall

Lounge

3.96m x 3.57m (13' x 11' 9")
Lounge with woodburner

Kitchen/Diner

5.56m x 2.67m (18' 3" x 8' 9")

Living/Family Room

4.61m x 3.76m (15' 1" x 12' 4")

Wet room

With utility area.

First Floor

Bedroom One

3.55m x 3.64m (11' 8" x 11' 11")

Bedroom Two

2.90m x 3.05m (9' 6" x 10')

Bedroom Three

2.23m x 1.91m (7' 4" x 6' 3")

Bathroom

1.96m x 1.80m (6' 5" x 5' 11")

Parking

Allocated parking

Garden

Small front garden, good sized rear garden laid mainly to lawn.

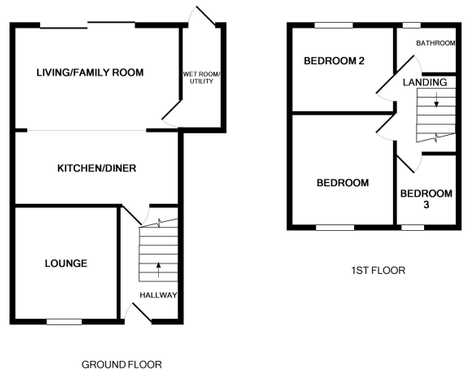
SERVICES

Gas/Electric/WaterUnder floor HeatingDouble GlazingPets considered Garage not included.

Broadband £23.50, TV Licence £13, Council Tax £123. (TOTAL £159.50) Payable to landlord along with monthly rental.

DIRECTIONS

After entering Braunton from Barnstaple direction, turn left at the traffic lights and onto Saunton Road. Turn left into Chapel Street, just before the White Lion pub. Follow the road and the property can be found on your right hand side.



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