

4 Moor Lane, Croyde, BRAUNTON  
WINTER LET ONLY £650 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- WINTER LET
- Two Bedrooms
- Fully Furnished
- No pets. No smokers.
- Available from November 5th 2019 - 27th March 2020

- Attached Bungalow
- Parking and Garden
- Wi-Fi available
- Employed/Retired Only
- Rent £650pcm. Deposit £750

WINTER LET ONLY - Braemar is a spacious and comfortable traditional Croyde two bedroom bungalow, conveniently located for the Beach and Village and set in an elevated position with large gardens and lovely views towards the sea. The large enclosed garden with its trees and shrubs is a safe area for children to play in. There is off road parking at the front of the property on a tarmac drive for up to two cars. 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 5th November 2019 - 27th March 2020. No Pets. No Smokers. Employed or Retired Only. Rent £650.00 Deposit £750.00.

## LOUNGE

4.91m x 3.60m (16' 1" x 11' 10")

Having lovely views and with electric fire set in contemporary surround. 3 2 seater sofas, coffee table.

## KITCHEN

Kitchen/Diner with appliances, dishwasher, washing machine, oven and hob. Dining table and 6 chairs

## BEDROOM 1

Double Room, 2 bedside cabinets, chest of drawers, built in wardrobe

## BEDROOM 2

3.89m x 3.07m (12' 9" x 10' 1")

Twin Room with 2 single beds, and bunk beds, bedside unit, chest of drawers

## BATHROOM

Recently refurbished with suite comprising bath, shower cubicle, wash hand basin and WC.

## OUTSIDE

Large enclosed garden with fantastic views and ample off road parking.

## Services

Mains water, electric and Council Tax

Council tax: Tenants need to pay direct to NDC - approx. £150pm

TV licence: £13.20

Broad band: £6.00

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 direction of Braunton, past The Thatch pub and shops and turn left. Go past Croyde Motors on the left and turn left into Moor Lane. The property is on the right.

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