

West Croyde, CROYDE

£675 pcm

John  
**Smale & Co.**

Chartered Surveyors | Residential & Commercial Consultants



- WINTER LET
- Fully Furnished
- Close to Beach
- Strictly No Smokers and No Pets.
- Viewings between 11am and 2pm on Saturdays only.

- Two Bed Semi Detached Bungalow
- Garden and Parking
- TV Licence and Unlimited Broadband Included
- Available from 21/9/19 to 20/3/20 ONLY

WINTER LET ONLY- Semi detached bungalow in Croyde, great location close to Beach. Unlimited Broadband and TV Licence included. Lounge with Sky TV, kitchen/diner, bathroom, two double bedrooms, laminate flooring, excellent condition throughout. Driveway Parking. Lovely Garden. Fully Furnished. Available 21/9/19 to 20/3/20 for 6 months only. Water Meter, Oil Fired Central Heating. Rent £675 pcm. TV Licence and Unlimited Broadband Included. Deposit £775. Strictly No smokers, No Pets, Employed Only. Fees Apply.

## Lounge

4.38m x 3.47m (14' 4" x 11' 5")  
x2 - 2 seater sofas, TV, coffee table, dining table and 4 chairs, window to front with blinds, radiator, laminate flooring

## Kitchen

3.47m x 3.12m (11' 5" x 10' 3")  
Range of high and low level fitted units, electric oven and hob, door to rear garden

## Bedroom 1

3.54m x 3.07m (11' 7" x 10' 1")  
Double bed, bedside units, chest of drawers, TV, window to rear, laminate flooring

## Bedroom 2

3.41m x 3.35m (11' 2" x 11')  
2 single beds, bedside units, wardrobe, chest of drawers, radiator, window to front, laminate flooring

## Bathroom

Bath with shower over, WC, wash hand basin, Tiled flooring

## Garden

Driveway to the front of the property and rear lawned garden with decking area.

**GARAGE NOT INCLUDED**

## Services

Council Tax, electric, oil and water to be paid by tenant.  
Garage not included in the let.

## Directions

Upon entering Croyde, continue towards the Village, passing the Unison Hotel on your left. Then take the next turning left into West Croyde and the property can be found a short distance down on the right hand side.

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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.