



## Fore Street, Beer, Devon - 1 Bed Cottage



## Fore Street, Beer, Devon EX12 3JG

Monthly Rental Of £950

Located within short walking distance from the beach, this cottage provides an open plan kitchen/living room, integrated oven and gas hob. reception room with w/c cloakroom, bathroom suite and double bedroom. EPC-E, CTB-TBC.



## Ground Floor

### **Open Plan Kitchen/Living Room - 16' 3" x 13' 5" (4.95m x 4.10m)**

Open plan kitchen and living area, the kitchen comprises of fitted kitchen units with integrated electric hob and oven, white ceramic kitchen sink, integrated fridge and washing machine. Built in cupboard and an electric fire. Living area has a built in corner tv shelf, understairs cupboard window looking out to the front and electric storage heater.

### **Sitting Room - 8' 2" x 16' 3" (2.50m x 4.96m)**

Leading in from the kitchen is a sitting room with built in wood cupboard and shelving, electric storage heater, a wc cloakroom and french doors leading out to the front courtyard.

## First Floor

### **Bedroom - 11' 4" x 14' 4" (3.46m x 4.36m)**

Front aspect double bedroom with an electric storage heater and a window that has a characterful surround with exposed stone.

### **Family Bathroom - 9' 6" x 6' 9" (2.89m x 2.06m)**

White bathroom suite with shower over bath, wash hand basin, wc, and wash hand basin with mirror above.

## Outside

Patio area to the front of the property. There is no parking that comes with the property.

## Tenant Fees

**Holding Deposit - £219**  
(One weeks Rent)

**First month's rent - £950**

**Security deposit - £1,096**

For a full list of our fees please visit our website or office.

**Client Money Protection** - Busybee Lettings is a member of Safeagent, all safeagent accredited firms are part of a Client Money Protection (CMP) Scheme which offers recompense to tenants and landlords of rent, unprotected deposits or other client funds in the event that monies have been misappropriated or fraudulently used by a safeagent firm.

<https://www.safeagents.co.uk>

**The Property Ombudsman** - Busybee Lettings is a member of The Property Ombudsman

<https://www.tpos.co.uk>

- **Within Short Walking Distance To The Beach**
- **1 Bedroom Cottage**
- **Open Plan Living and Kitchen Area**
- **Sitting Room**
- **Electric Heating**
- **Integrated Hob, Oven, Washing Machine & Fridge**
- **EPC - E**
- **CTB-TBC**
- **Household Income Required £28,500pa**  
(Some types of income may not be accepted)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

## Viewing Arrangements

If you are interested in viewing this property, please contact us to arrange an appointment.

Office: 01458 898008

Email: [enquiries@busybeelettings.co.uk](mailto:enquiries@busybeelettings.co.uk)

Office Hours: Mon. To Fri. 9am to 5pm, Sat 9am to 12pm.

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