



## West Lydford - 3 Bed Bungalow



## West Lydford, TA11 7DW

Monthly Rental Of £1,600

3 Double bedroom bungalow, completely refurbished with new flooring and fittings throughout. Open plan living kitchen area, built in bluetooth surround sound system, bi-fold doors leading out to garden, under floor heating, family bathroom and 2 en-suites. Double glazed windows & Gas Central Heating EPC-B.



## Living Room - 13' 0" x 14' 4" (3.96m x 4.36m)

Spacious living room with double glazed windows and bifold doors leading out to the garden with curtains and blinds.

## Kitchen - 12' 6" x 14' 4" (3.82m x 4.36m)

Open plan newly fitted kitchen with base and wall units, marble effect kitchen worktop, integrated oven and gas hob with stainless steel extractor hood above, 1.5 bowl kitchen sink, space for a washing machine and fridge freezer.

## Bedroom 1 - 12' 1" x 14' 4" (3.68m x 4.36m)

Rear aspect double bedroom with an exposed red brick feature wall, french doors that open out onto the rear garden and a door leading though into the en-suite.

## En-suite

Newly fitted en-suite with shower and turquoise coloured splash back tiles, white w/c and wash hand basin with a bluetooth wall mounted bathroom mirror.

## Bedroom 2 - 12' 1" x 12' 0" (3.68m x 3.65m)

Double bedroom with an exposed red brick feature wall, double glazed windows and blinds.

## Bedroom 3 - 9' 6" x 11' 9" (2.9m x 3.57m)

Double bedroom with newly fitted carpets, double glazed windows and an en-suite.

## En-Suite

Electric shower with a light grey splashback tiles, white w/c, wash hand basin and bluetooth bathroom wall mirror.

## Family Bathroom - 6' 3" x 5' 4" (1.91m x 1.63m)

Newly fitted white bathroom suite with shower above, tall towel radiator and bathroom wall mirror.

## Outside

Rear garden that looks out over the field and woods, the garden comprises of two patio areas and lawn. Designated parking available to the front of the property.

## Tenant Fees

**Holding Deposit** - £300  
(One weeks Rent)

**First month's rent** - £1600

**Security deposit** - £1,846

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>

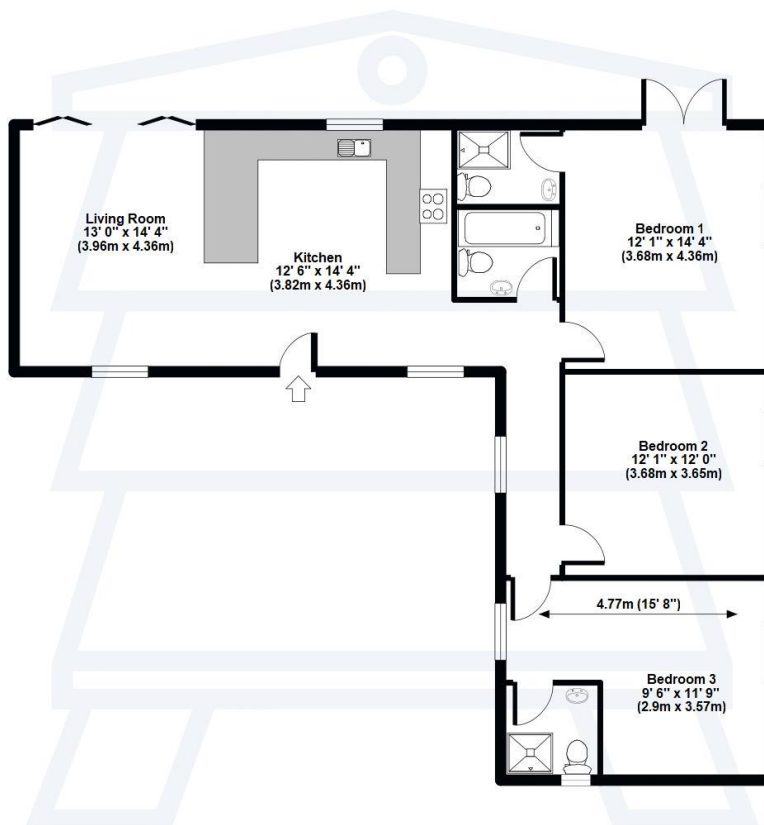
**The Property Ombudsman** - Busybee Lettings is a member of The Property Ombudsman

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

- 3 Double Bedroom Bungalow
- Completely Refurbished
- New Flooring and Fittings Throughout
- Built in Surround Sound Bluetooth Speakers
- Under Floor Heating
- Family Bathroom & 2 En-Suites
- Living Room Bifold Doors to the Garden
- Double Glazed Windows & Gas Central Heating
- EPC - B
- Household Income Required £48,000pa (Some types of income may not be accepted)



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Score	Energy rating	Current	Potential
92+	A		111   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	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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