



**5 Little Field, Bideford, EX39 3RP**

**£1,100 PCM**

A spacious two/three bedroom detached bungalow in a quiet Bideford cul-de-sac. Offering flexible living with a generous reception room, two conservatories, and a family bathroom. Benefits include a large garden, driveway, and double garage, all within easy reach of local amenities and transport links.

## Description

A well-presented two/three bedroom detached bungalow situated in a quiet cul-de-sac within Bideford, offering spacious and versatile accommodation throughout. The property benefits from a generous reception room, two conservatories providing excellent additional living space, and a fitted kitchen. There are two good-sized bedrooms, with a further room offering flexibility as a third bedroom, study, alongside a family bathroom.

Externally, the property enjoys a large, well-maintained garden, a private driveway, and a double garage, providing ample parking and storage. Ideally suited to those seeking peaceful surroundings while remaining within easy reach of local amenities.

The property is available unfurnished

A Gas combi boiler provides heating and hot water

The water is metered with mains sewerage.

Strictly No Pets

Available for occupation from 17th April 2026

The rent for the property is £1100 per calendar month, exclusive of all bills and outgoings and payable monthly in advance.

The property will be let on an initial six-month assured short-hold tenancy but it is envisaged that it will be available as a long let. This could be subject to change based on the landlords circumstances.

Tenants must be able to show an annual income of £33,000 or provide a guarantor that can show an income of £39,600

In addition to the first month's rent, a deposit of £1269 will be required. This will be registered with MyDeposits in accordance with their Terms and Conditions. The Terms and Conditions regarding the protection of the deposit including the repayment process can be found at [www.mydeposits.co.uk](http://www.mydeposits.co.uk)

Government Legislation starting 1st June 2019 means that no agent or landlord can take a fee from a tenant in relation to creating or ending a tenancy, so there will be no application or administration fees on this tenancy. However, a holding deposit of £253.84 is taken to hold the property once an offer of tenancy has been made. This will be used towards your deposit once the tenancy commences.

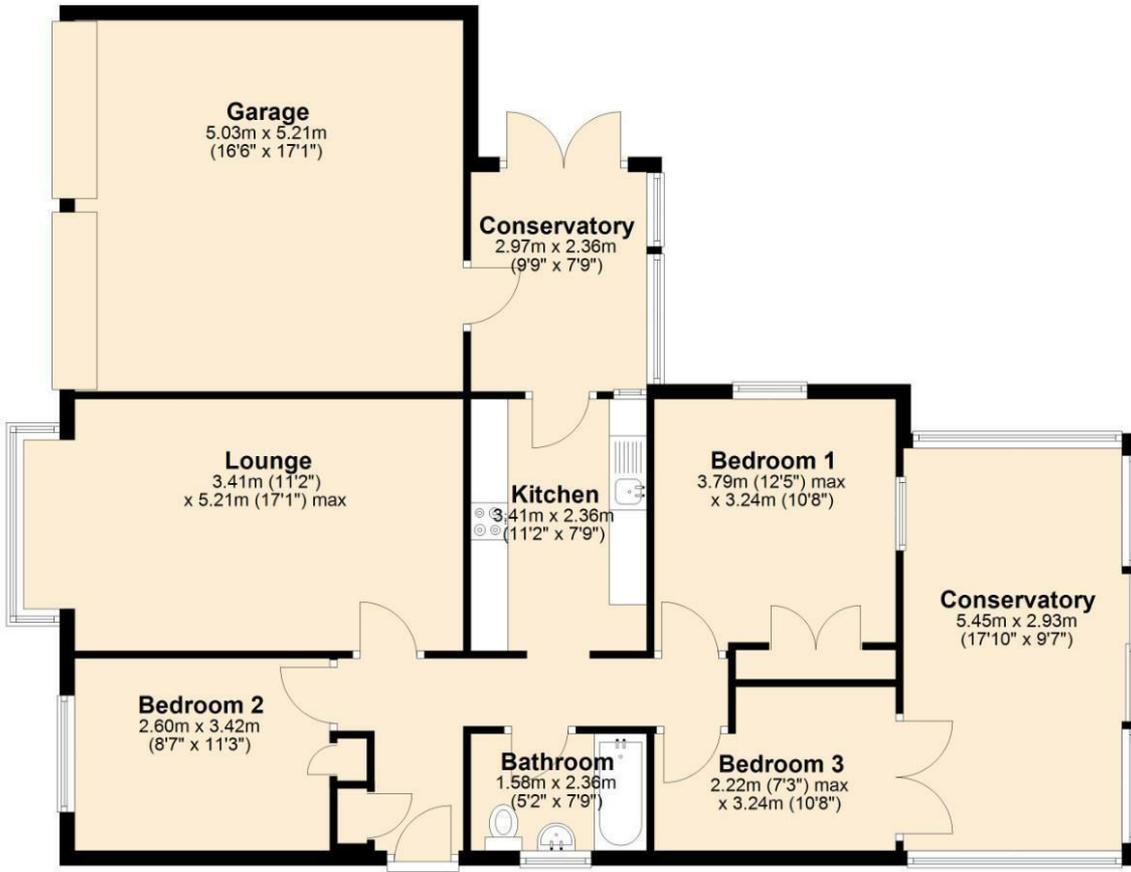
The property is currently Band C for Council Tax.

EPC Rating - C

Please note that all measurements are only approximate and are purely given as a guide.

# Floor Plan

## Ground Floor

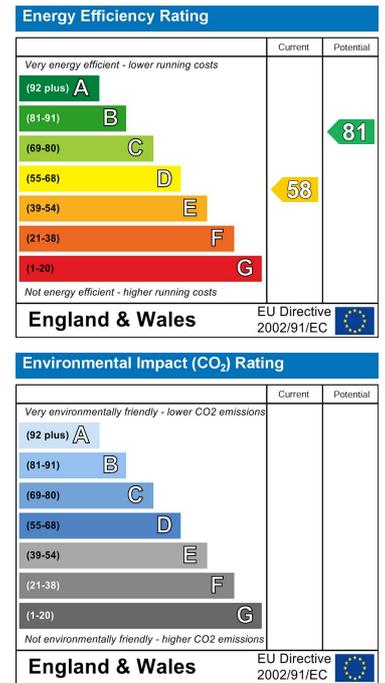


## 5 Little Field

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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