

14 Clare Drive

Tiverton, Devon, EX16 6TJ

£795 PCM



EPC C



A well-presented two-bedroom end of terrace house with allocated off road parking for three vehicles in a quiet cul-de-sac on the popular Moorhayes development. Sorry not suitable for pets. EPC: C

Lettings

The property is available to rent on a six monthly renewable Assured Shorthold Tenancy, unfurnished.

Rent: £795 per calendar month exclusive of all charges.

Deposit: £915.00 returnable at the end of tenancy, subject to any deductions.

Permitted Payments:

As well as paying the rent, you may also be required to make the following permitted payments Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one week's rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable if a tenant withdraws their application once referencing has commenced or if misleading information is provided or information is withheld on the application form. * Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences but may apply for other types of tenancy i.e. company lets and contractual tenancies.

Utilities: Mains gas, electricity, water and drainage.

Council Tax: Band B

Directions: From the multi storey car park turn left onto Great Western Way. At the next roundabout go straight across and at the next roundabout turn left into Heathcoat Way. At the next roundabout turn left into Lea Road and take the second turning on your left, then the second left again into Clare Drive, follow the road round to the right. The property will be seen in the right corner indicated by a Seddons "To Let" board.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.