

6 Isabella Road
Tiverton, Devon, EX16 6EN

**£1,050 PCM If a pet is
accepted the rent will be
£1065 PCM**



 3  1  1 **EPC D**



This is a 3 bedroom detached bungalow with garage and garden, tucked away in a cul-de-sac off Pinnex Moor Road in Tiverton.

.EPC rating: D If a pet is accepted the rent will be £1065 PCM

Lettings

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

Rent: £1,050 per calendar month exclusive of all charges.

Deposit: £1,210.00 returnable at the end of tenancy, subject to any deductions.

Permitted Payments:

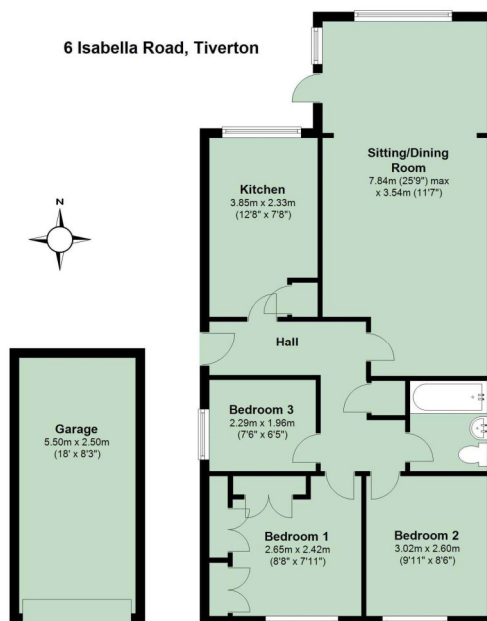
As well as paying the rent, you may also be required to make the following permitted payments Before the tenancy starts (payable to Seddons Lettings 'the Agent')

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.



Total Area (Approx 83.3sq/m 896.4sq/ft) includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC

Utilities: Mains electricity, gas, water and sewerage

Council Tax: Band C

Directions: From the market car park, turn right and at the corner, turn left into Newport Street. Take the right turning into Belmont Road and at the 2nd mini roundabout turn left into Pinnex Moor Road. Take the second turning left into Longmeadow and first right into

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(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.