

**19 Spurway Road**  
Tiverton, Devon, EX16 4ER

**£1,050 PCM**



 3  1  1 **EPC C**



A spacious, semi-detached bungalow on the town outskirts with a garage and a garden, close to the Grand Western Canal. If a pet is accepted the rent will be £1,065 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:

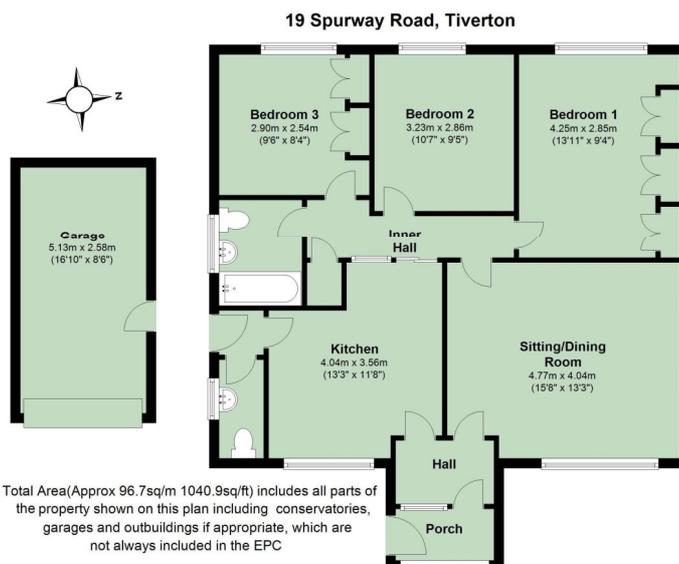
As well as paying the rent, you may also be required to make the following permitted payments Before the tenancy starts (payable to Seddons Lettings 'the Agent')

**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.

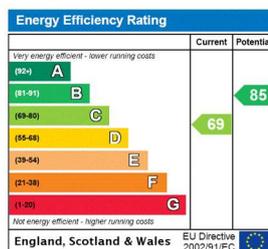


**Utilities:** Mains gas, electricity, water and drainage.

**Council Tax:** Band C

**Directions:** From the multi storey car park turn left onto Great Western Way. At the next round about go straight across and take the first turning right. Follow the signs to the Canal and this will take you up Canal Hill. Follow this road up for about quarter of a mile until you see Spurway Road on the left, turn left into Spurway Road and continue down the road where Number 19 will be seen on the left with our Seddons' board displayed.

## Energy Performance Certificate (EPC)



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.