

35B Fore Street
Cullompton, Devon, EX15 1JS

£625 PCM



 1  1  1 **EPC C**



This one bedroom house has been fully refurbished to a high standard. It is situated just off Fore Street, within walking distance to the town's amenities and local transport links. Sorry not suitable for pets.
EPC: C

Lettings

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

Rent: £625 per calendar month exclusive of all charges.

Deposit: £720.00 returnable at the end of tenancy, subject to any deductions.

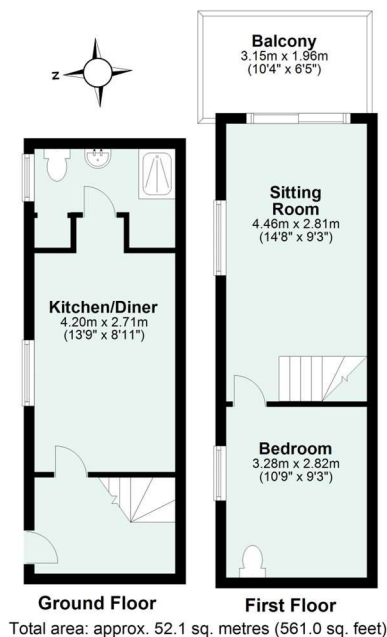
Permitted Payments:

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.

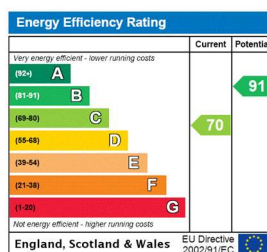


Utilities: Mains gas, electricity, water and drainage.

Council Tax: Band A

Directions: From Seddons office in Cullompton, proceed to the right, on foot into Fore Street. On the left, opposite 'Fudges', and in between two shops, is a grey door. Proceed through this door and 35B is on the right, where a representative from Seddons will meet you.

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.