



Mill Cottage Mill on the Mole, South Molton, Devon, EX36 3QA



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

# Mill Cottage, Mill on the Mole, South Molton, Devon, EX36 3QA

Monthly Rental Of £900

David Plaister Ltd are delighted to offer this detached cottage TO LET. Beautifully situated on the outskirts of South Molton on the edge of the Devonshire countryside, this characterful cottage briefly comprises four good sized bedrooms as well as valuable off-street parking and a large private and enclosed rear garden. EPC Rating: D, Council Tax Band: D. Holding deposit of 1 weeks rent applies (£207.69). Tenancy deposit equal to 5 weeks rent (£1,038.46). 6-month initial fixed term tenancy agreement and thereafter monthly periodic (unless agreed otherwise between the parties).

Please note, due to the park site rules this property is only suitable for tenants aged 50 or over.

- Four bedroom detached cottage
- Beautifully situated in the Devonshire countryside
- Private and valuable off street parking
- Large rear private and enclosed garden
- Spacious and modern living area
- EPC Rating: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

DAVID  
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