

# FRESH MOVE

LETTINGS & MANAGEMENT



19a Marcombe Road, Torquay, TQ2 6LL

£695 Per Month

- 1 Bedroom apartment
- Chelston, Torquay
- 1 pet considered
- Lower ground floor
- 20 steps down to property
- Available mid-May

# 19a Marcombe Road, Torquay TQ2 6LL

Lovely 1 Bedroom lower ground floor flat with garden in a well sought after area of Chelston, Torquay. Property is located within easy reach of Torbay hospital.

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Council Tax Band:



Lovely One Bedroom lower ground floor flat with garden in well sought after area of Chelston, Torquay. Property is located within easy reach of Torbay hospital.

NB: There are more than 20 steps leading down to the property.

The garden that comes with a property has shared access to neighbours garage.

Property is suitable for single tenant or a couple only, due to it's size and layout.

Kitchen Diner is equipped with 2 ring hob and cooker.

Bathroom with double walk in electric shower, WC, hand wash basin and some shelving unit.

Lounge area with window overlooking garden

Bedroom has space for Double bed and has built in hanging space. Double bed with mattress can be provided.

Property has no gas, electric heating.

EPC E.

Fixed payment for water and council tax £85 PCM made directly to Landlord.

1 Pet can be considered on individual basis.

Holding fee for Advert

Fresh Move Ltd is an ARLA Member ensuring that we are trained in the very latest letting legislation. All our contracts and practices are ARLA approved. [www.propertymark.co.uk](http://www.propertymark.co.uk)

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Fresh Move Ltd 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Fresh Move or the Landlord)

For English properties:

Payment of up to £50 if you want to change the

tenancy agreement

Payment of interest for the late payment of rent at a rate of 3%

Payment of cost for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable

Utilities – gas, electricity, water

Communications – telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

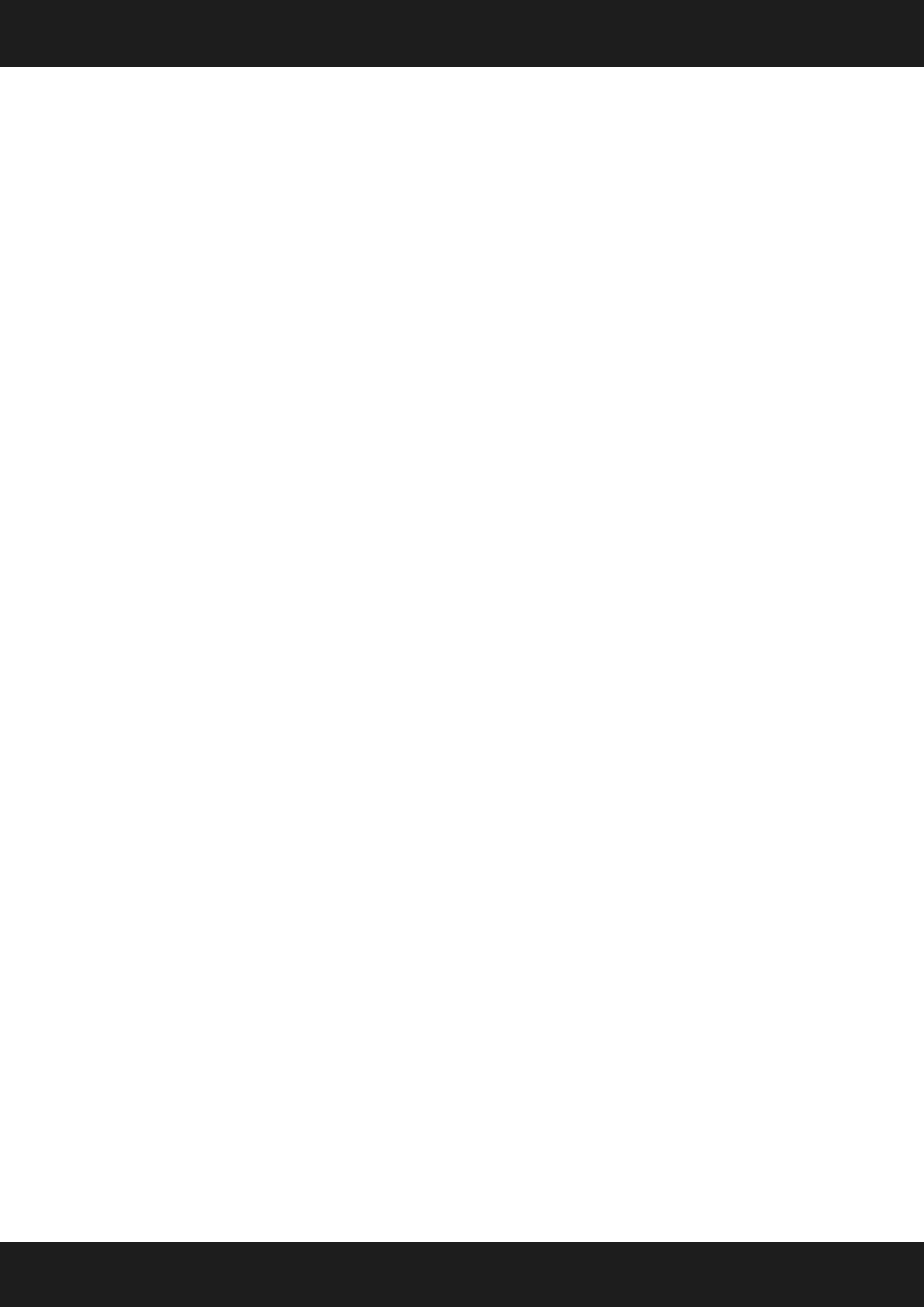
Fresh Move is a member of PropertyMark, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly. Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

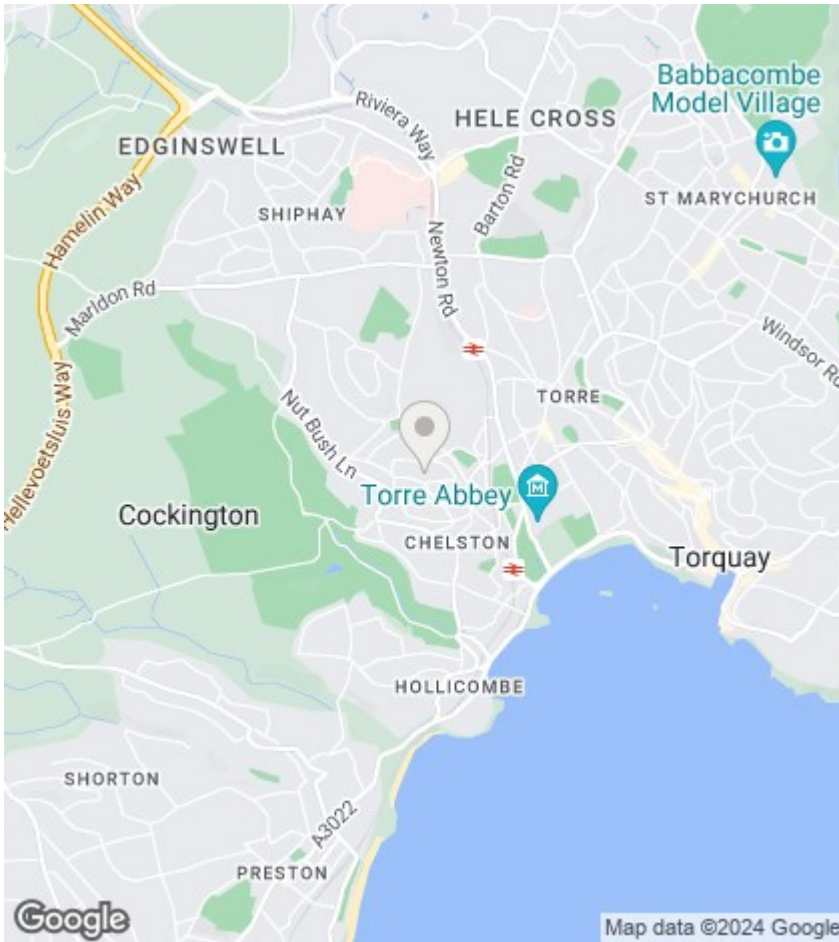
Please refer to fresh moves applicant information form that further details the applicants lettings

process

**IMPORTANT NOTE:**

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





## Directions

## Viewings

Viewings by arrangement only. Call 01803 504000 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>60</b>
(39-54) <b>E</b>	<b>41</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 