



9 Pound Meadow, Parkham, EX39 5UD

£1,400 Per Month

A spacious four-bedroom detached house with double garage and breathtaking countryside views. Featuring a master with ensuite, three double bedrooms, a double garage, and a garden. Available from 1st June 2025, this unfurnished home offers oil central heating and a peaceful rural setting. Pets considered!

Description

A well-presented four-bedroom detached house with stunning countryside views to the rear.

Property Features:

- **Ground Floor:** Downstairs W.C, lounge, dining room, kitchen, and utility room.
- **First Floor:** Master bedroom with ensuite, three double bedrooms, and a family bathroom.
- **Exterior:** Double garage, driveway, and a garden with views over the surrounding countryside.

Additional Information:

- The property is available unfurnished, with existing carpets, flooring, and curtains to remain.
- Oil central heating.
- Water and electricity are metered.

Restrictions:

- Pets considered for an agreed additional rent of £25 per calendar month per pet.

Availability:

- Available for occupation from 1st June 2025.

Rent & Tenancy Details:

- **Rent:** £1400.00 per calendar month (exclusive of bills and outgoings), payable monthly in advance.
- **Deposit:** £1615.38.00 – registered with My Deposits in accordance with their terms and conditions.
- For more details on deposit protection and repayment, visit [My Deposits] (<https://www.mydeposits.co.uk>).
- The property will initially be let on a six-month Assured Shorthold Tenancy* with the expectation of a long-term let (subject to the landlord's circumstances).

Tenant Requirements:

- Applicants must demonstrate an annual household income of £42,000 or provide a guarantor with an income of £50,400.

Holding Deposit:

- A holding deposit of £323.07 is required to secure the property once a tenancy offer is accepted.
- This amount will be deducted from the main deposit upon the commencement of the tenancy.

Legal Information:

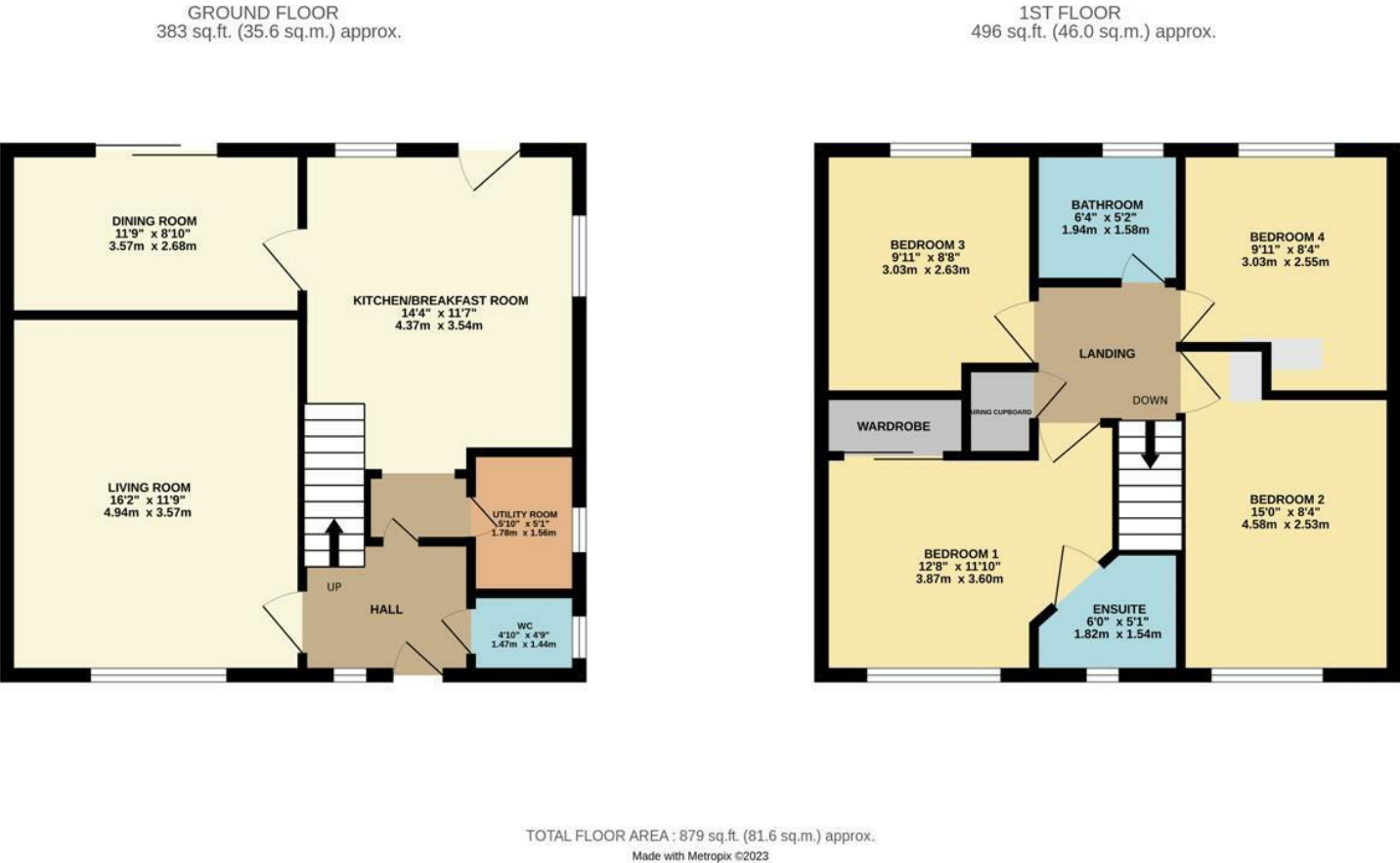
- In line with Government legislation effective 1st

June 2019, no fees can be charged to tenants for creating or ending a tenancy.

Additional Notes:

- The landlord has access to land to the rear of the property via a gate to the side of the building.
- The landlord also has a water and electricity supply connected to the stables.
- A sub-meter in the garage is in place, and the incoming tenants can bill the landlord for usage.
- **Council Tax Band:** D.
- **EPC Rating:** E – A full Energy Performance Certificate is available upon request.
- All measurements are approximate and provided as a guide only.

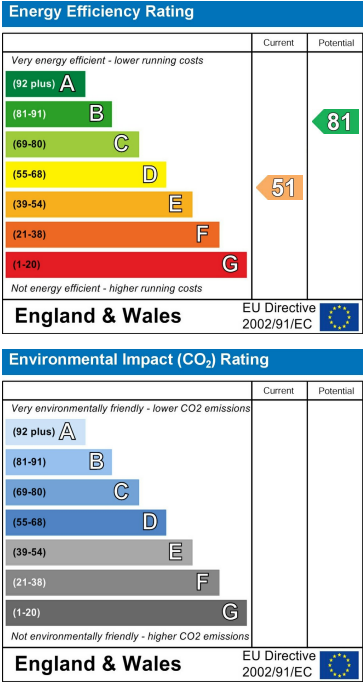
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.