



9 the Village , Torrington, EX38 7JQ
£950 Per Calendar Month

A 3 Bedroom character cottage situated in the quiet village of St Giles in the Wood.

Description

A 3 Bedroom character cottage with parking, garage, and large garden situated in the quiet village of St Giles in the Wood.

The ground floor comprises a spacious lounge with a log burner, a dining room, and a fitted kitchen with an electric cooker. On the first floor there is a master bedroom and two double bedrooms. There is also a family bathroom with an electric overhead shower. The cottage also has a good-sized garden to the rear. There is a garage and a large stone-built shed which would be perfect for use as a workshop.

Additional Information:

The property is available unfurnished with the existing carpets/flooring, curtains, and cooker to remain.

An Oil combi boiler provides heating and hot water.

The garden is maintained by a gardener (grass cutting front and back / maintains trees and shrubs)

Restrictions:

No pets.

Availability:

Available for occupation immediately.

Rent and Tenancy Details:

Rent: £950.00 per calendar month, exclusive of bills and outgoings, payable monthly in advance.

Deposit: £1096.15, registered with My Deposits in accordance with their terms and conditions. For details about deposit protection and repayment, please visit [My Deposits](#).

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 £28,500 or provide a guarantor with an income of £34,200.

Holding Deposit:

A holding deposit of £219.23 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:

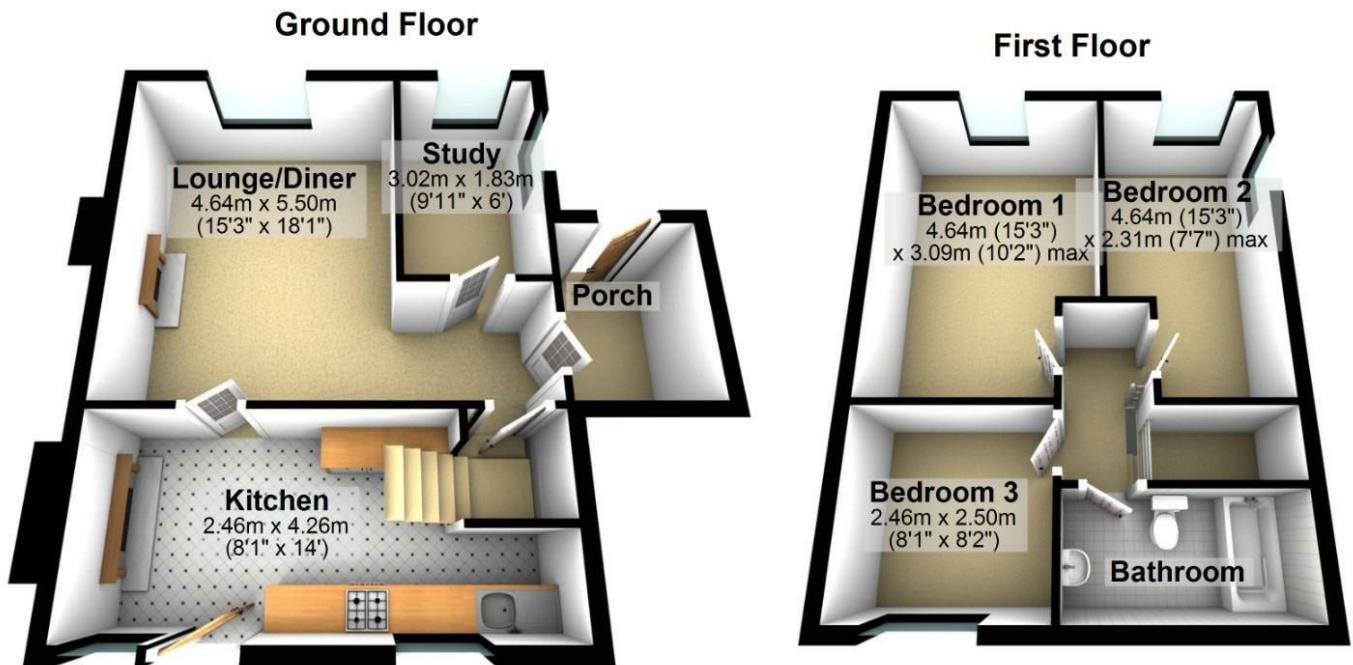
The Council Tax is Band C.

A full Energy Performance Certificate is available upon request.

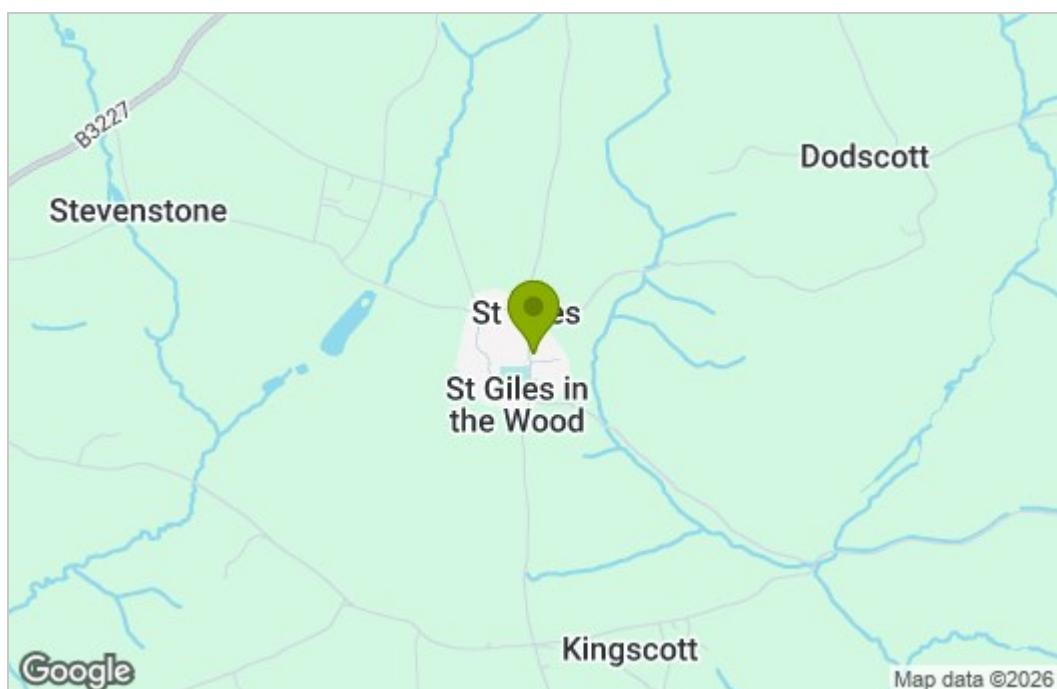
All measurements are approximate and provided as a guide only.

Please note some of the marketing photos may be historic.

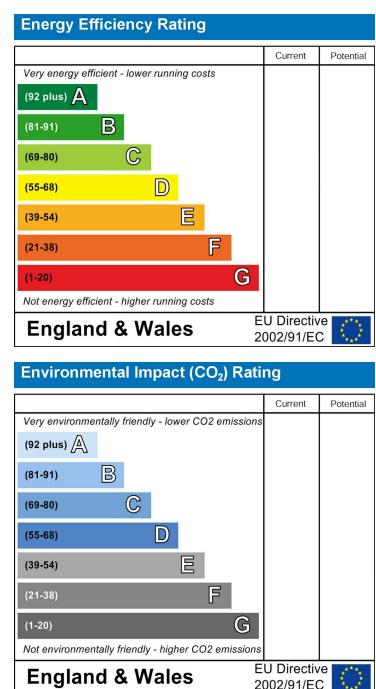
Floor Plan



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.