



Flat 5 The Shambles, Torrington, EX38 8EY
£825 Per Calendar Month

A beautifully renovated two-bedroom maisonette-style flat in Torrington.

Description

A fully refurbished two bedroom maisonette located in Torrington.

The ground floor comprises an entrance hall with a useful utility area and a second double bedroom, which could also be utilised as a study or home office. Upstairs, the property opens into an impressive open-plan kitchen, lounge and dining area, benefitting from ample window space and a spacious feel. The upper floor also hosts the main double bedroom and a modern shower room/bathroom.

The property is offered unfurnished, with existing carpets/flooring and curtains to remain.

Electric high heat retention night storage heating.

The property will be available for occupation from 10th September 2026.

Key Information (Costs)

Monthly Rent: £825.00, payable in advance

Tenancy Deposit: £951.92 (equivalent to 5 weeks' rent)

Holding Deposit: £190.38 (equivalent to 1 week's rent)

This is paid to reserve the property and will be deducted from the first month's rent or tenancy deposit upon move-in. It is not an additional fee.

Total Move-In Cost (Example): £1,776.92

This includes the tenancy deposit and first month's rent, with the holding deposit already taken into account.

Council Tax Band: A

Utilities: Broadband included within the rent. Water charged at £35 per person, per calendar month, payable in addition to the rent. All other utilities, council tax and TV licence payable by the tenant.

Parking: No parking included

Furnishing: Unfurnished

Accessibility: Ground floor and first floor.

Tenancy Information

This property will be let on a periodic assured tenancy with no fixed term. The tenancy will continue on a rolling basis until ended by the tenant giving notice, or by the landlord in accordance with statutory grounds for possession.

Pets

Pets will be considered, and consent will not be unreasonably withheld, subject to the suitability of the property.

Tenant Requirements

All applicants will be subject to referencing and affordability checks. A household income of approximately £24,750 per annum would typically be

required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £29,700 per annum).

Fees and Deposits

In line with the Tenant Fees Act, no charges are payable for referencing, administration, or tenancy setup.

The tenancy deposit will be protected in a government-approved tenancy deposit scheme (MyDeposits).

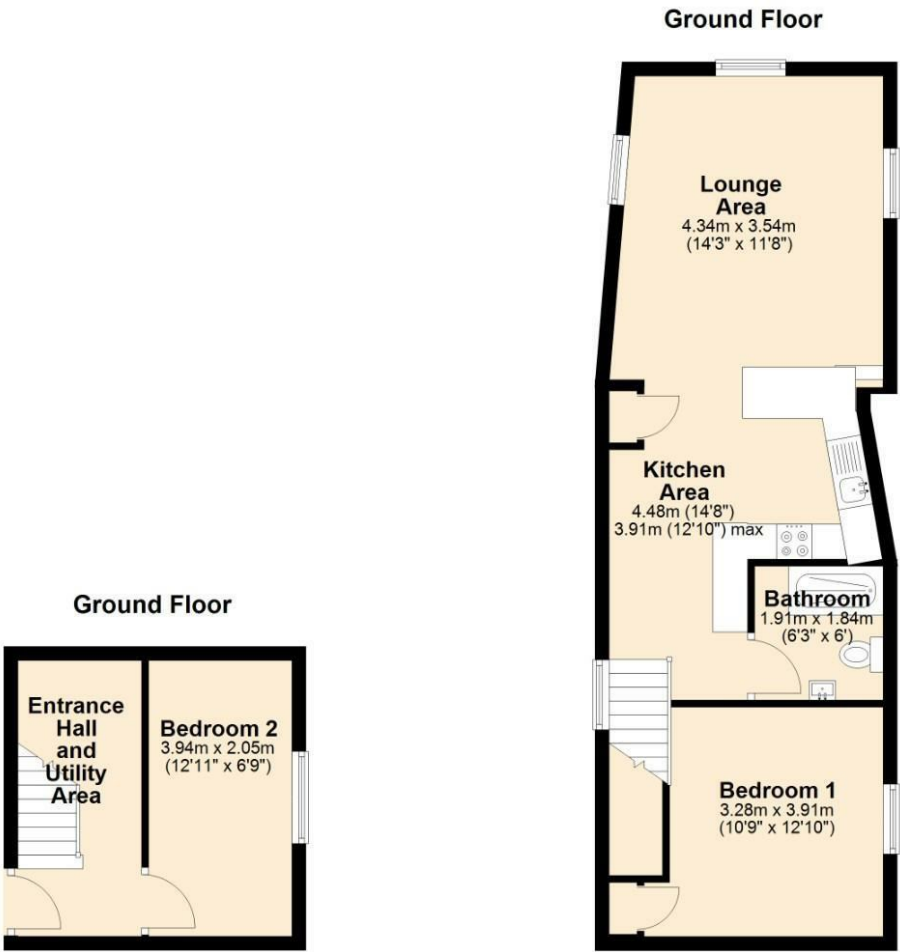
The holding deposit will be applied towards the first month's rent or tenancy deposit upon move-in, or retained/refunded in line with statutory provisions.

Additional Information

Energy Performance Certificate (EPC) available on request.

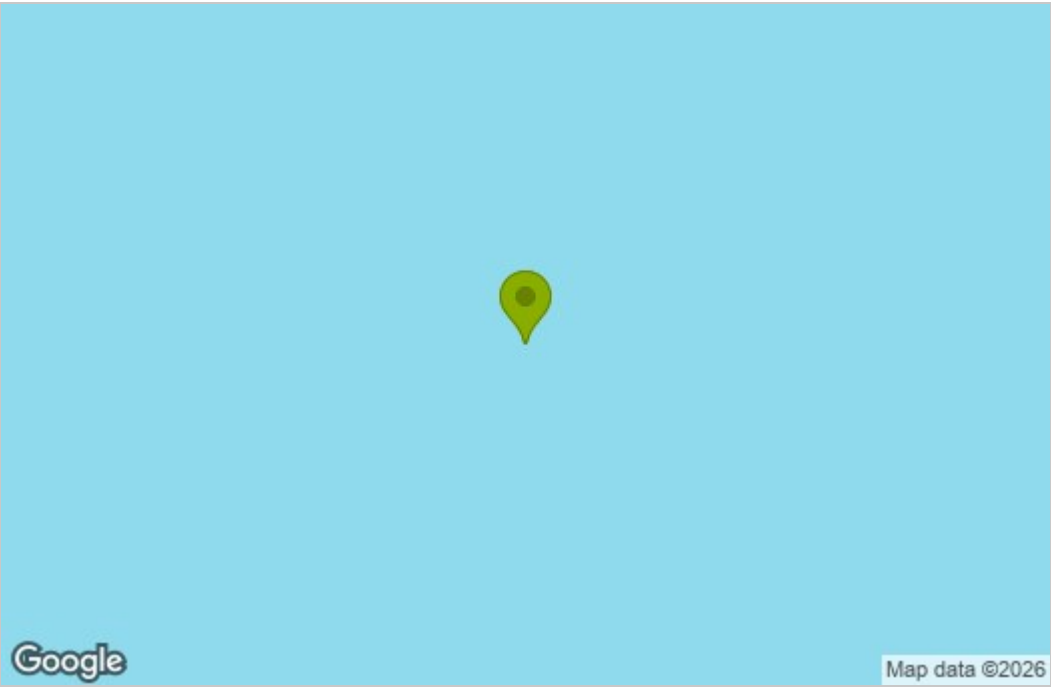
All measurements are approximate and provided for guidance only.

Floor Plan

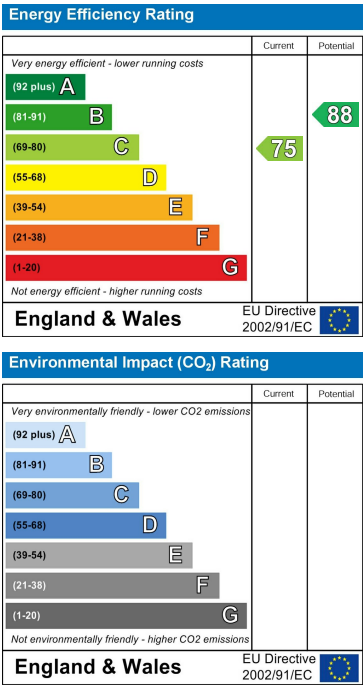


Flat 5 The Shambles

Area Map



Energy Efficiency Graph



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