



Flat 3, The Shambles Cornmarket Street, Torrington, EX38 8EY
£795 PCM

A spacious and well-proportioned two-bedroom maisonette situated in the heart of Torrington town centre. Offering generous living accommodation throughout, the property benefits from two double bedrooms, a family bathroom, kitchen with separate utility area and a bright lounge. Conveniently positioned within walking distance of local shops and amenities, this home provides practical and comfortable living in a central location.

Description

2 Bedroom Maisonette – Torrington Town Centre

A spacious two-bedroom maisonette situated in the centre of Torrington, offering well-proportioned accommodation arranged over two floors.

The property comprises an entrance hallway, generous lounge, kitchen, utility room, family bathroom, and two double bedrooms.

The property is offered unfurnished.

Heating and hot water are provided via HHR Night Storage Heater and a water tank.

The property will be available for occupation from 1st May 2026.

Key Information (Costs)

Monthly Rent: £795.00, payable in advance

Tenancy Deposit: £917.00 (equivalent to 5 weeks' rent)

Holding Deposit: £183.46 (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: £1,712.00

This includes the tenancy deposit and first month's rent.

Balance Payable Before Move-In: £1,528.54

This assumes the holding deposit has already been paid and deducted from the total move-in cost.

Council Tax Band: A

Utilities: Electricity billed via meter. Water is charged at £90.00 per calendar month in addition to the rent to the landlord.

Parking: None

Furnishing: Unfurnished

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 £23,850 per annum would typically be required. Where this is not met, a suitable UK-based guarantor may be considered (income guideline £28,620 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): Rating C

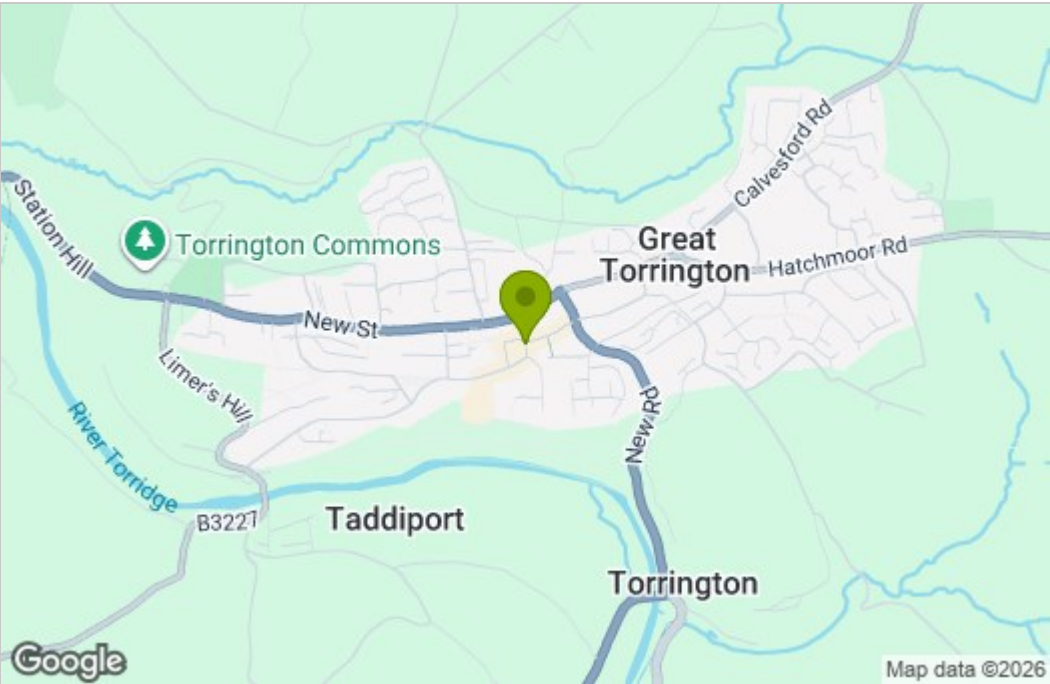
The property is let as seen. Photographs may be historic.

All measurements are approximate and provided for guidance only.

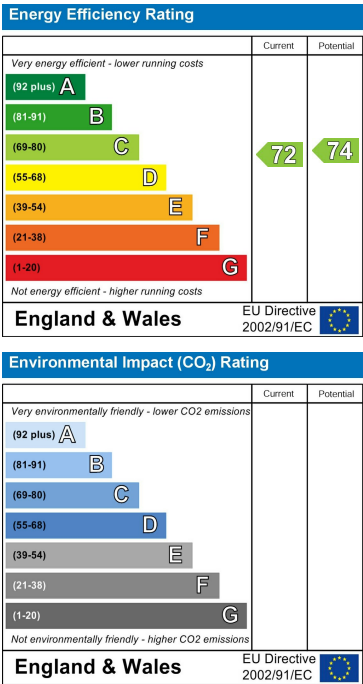
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.