£1,095 **PCM**

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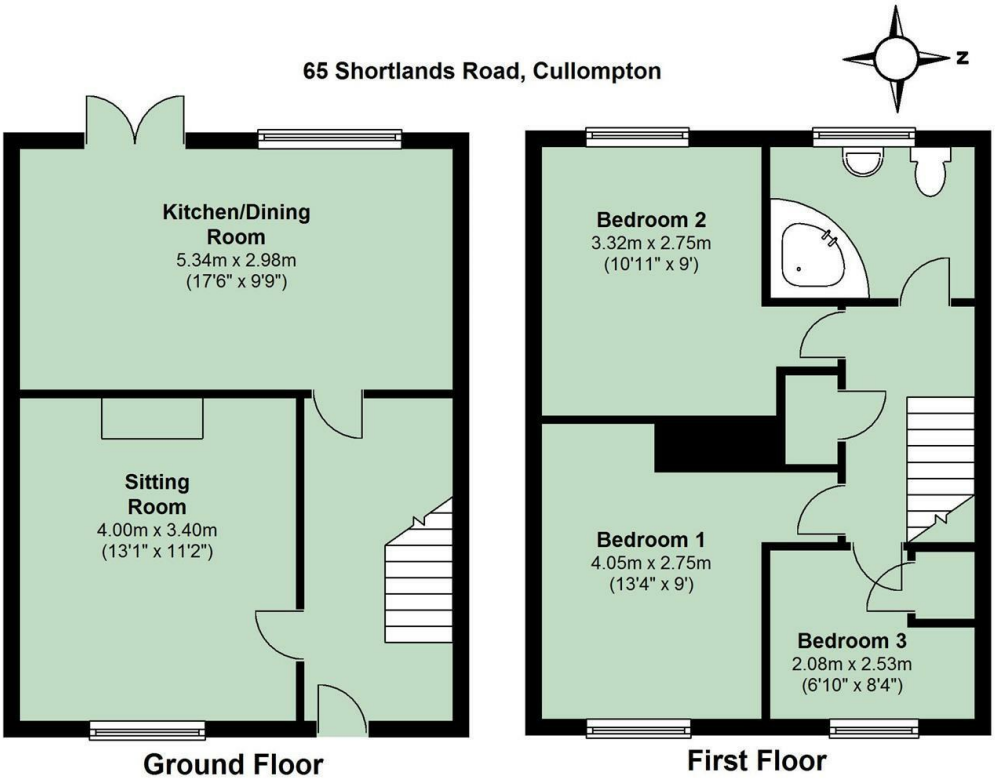
65 Shortlands Road, Cullompton, Devon, EX15 1HL

A three-bedroom terraced house with an enclosed rear garden, situated a short walk from the local schools and shops. EPC: C

3 | 1 | 2 | C | Council Tax Band: B



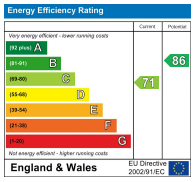
Total area: approx. 75.6 sq. metres (813.7 sq. feet)

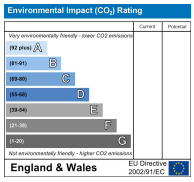
Lettings:
The property is available to rent on an Assured Periodic Tenancy.

Rent:
£1,095 per calendar month exclusive of all charges.

Utilities:
Mains, electric, gas, water and drainage.

Energy Performance Certificate (EPC)





Permitted Payments: As well as paying the rent, you may also be required to make the following payments before the tenancy starts (payable to Seddons Lettings 'The Agent')

Deposit: 5 week's rent.
£1,260 returnable at the end of the tenancy, subject to any deductions.

Holding Deposit: 1 week's rent.
The holding deposit, the equivalent of one week's rent, will be allocated to the first month's rent once satisfactory references have been received. If a tenant withdraws their application once referencing has commenced, or if misleading information is provided, or if information is withheld from the application form, the holding deposit is non-refundable. Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences, but may apply for other types of tenancy, such as company lets or contractual tenancies.

seddons.com

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.