

£775 Per Month



6 Orchard Way, Cullompton, EX15 1EJ

- Ground floor flat in excellent condition throughout
- Living room with access to small veranda
- 2 double bedrooms
- Council tax band A
- Rent £775 pcm, deposit £890.
- Modern kitchen
- Bathroom with shower over the bath
- Close to town centre amenities
- Mains gas, electric, water and drainage

Sales, Lettings, Mortgages:

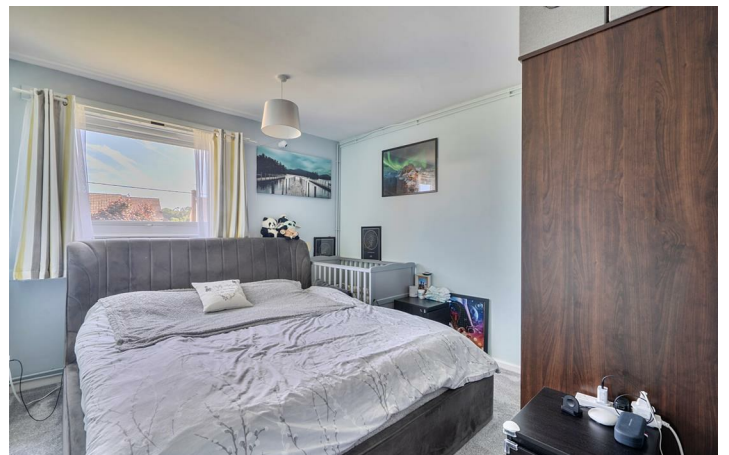
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

6 Orchard Way, Cullompton EX15 1EJ

This very nicely presented ground floor flat is located a short walk from town centre amenities. EPC: B



Council Tax Band: A



The flat comprises of a spacious entrance hall with useful built in storage cupboards, a modern kitchen with a cooker included, a lounge with access to a small veranda overlooking the communal green, 2 double bedrooms and a bathroom with a shower fitted above the bath.

Outside, the building is surrounded by a communal lawn and on street parking is available in the area. The town centre and supermarkets are within easy reach and the M5 is easily accessible from Cullompton making the town popular with commuters looking to travel between Exeter or Taunton.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

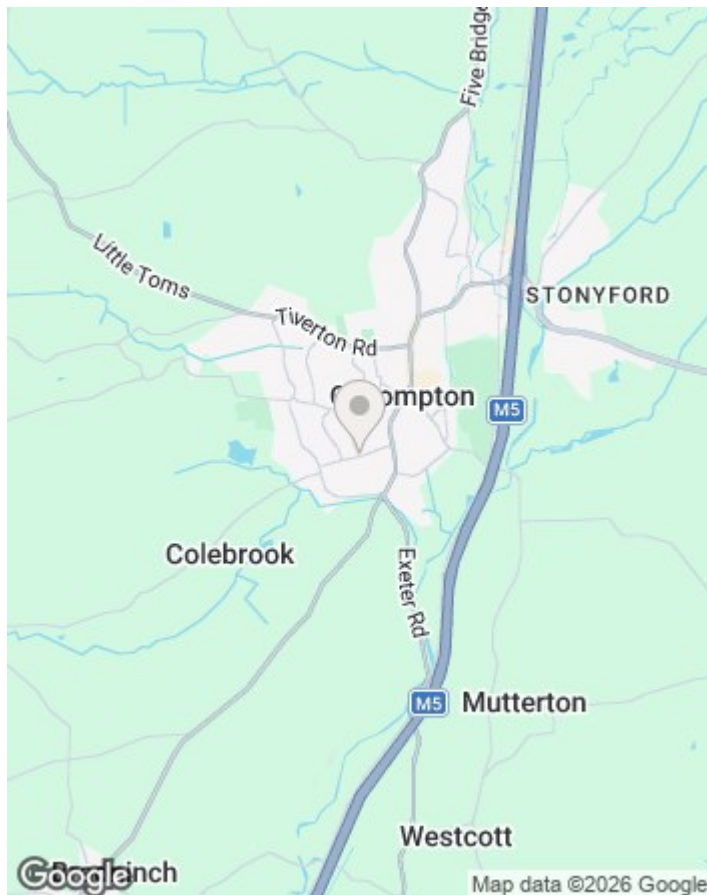
Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Directions

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

**seddons**

Whilst every attempt is made to ensure 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.