

8 Fore Street, Tiverton, Devon, EX16 6LH



3 Mill Cottages, Coldharbour, Uffculme, Devon, EX15 3EE

£700 PCM

A spacious, Grade 2 listed, first floor flat, lying on the edge of the popular village of Uffculme with easy bus and motorway access to Exeter/Taunton. EPC: D

Sales, Lettings, Mortgages:

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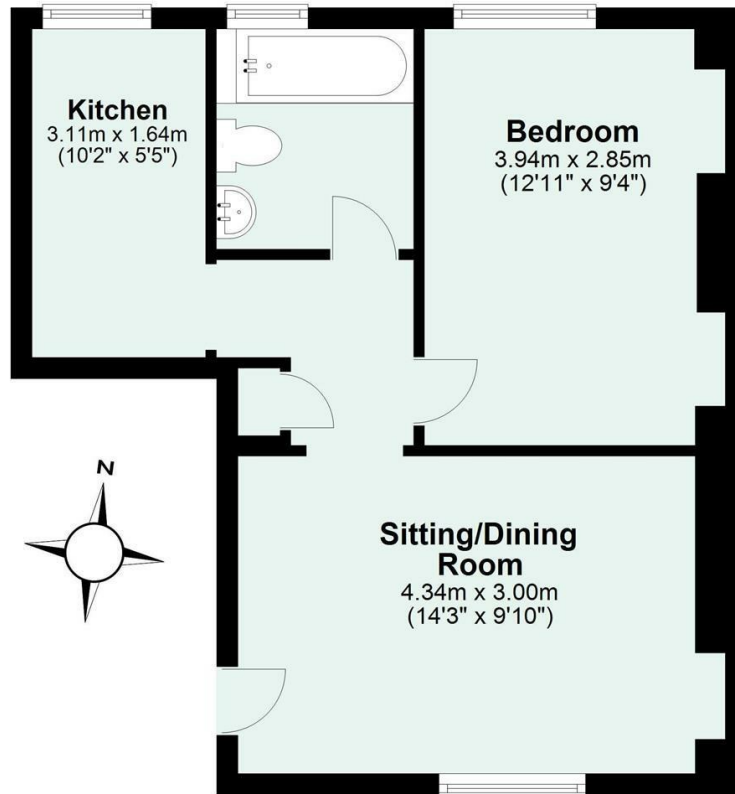


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Council Tax Band: A



Total area: approx. 38.5 sq. metres (414.9 sq. feet)

Lettings:

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

Rent:

£700 per calendar month exclusive of all charges.

Utilities:

Mains electric, gas and water.

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')

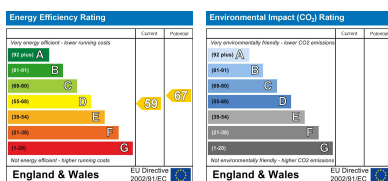
Deposit: 5 week's rent.

£805 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

Energy Performance Certificate (EPC)



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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.