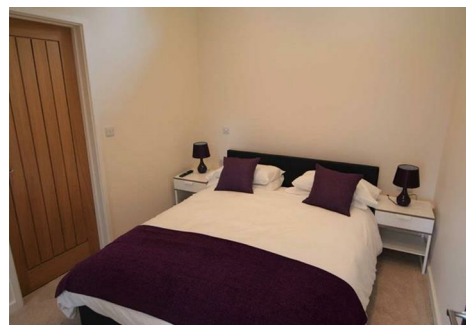


£1,050 PCM


seddon's



The Shippen Ramstorland Farm, Stoodleigh, Tiverton, Devon, EX16 9PQ

Available furnished or unfurnished, this modern, two bedroom barn conversion is situated in a rural location with glorious views over surrounding fields. Rent includes mains water and private drainage. EPC: TBC

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500





2



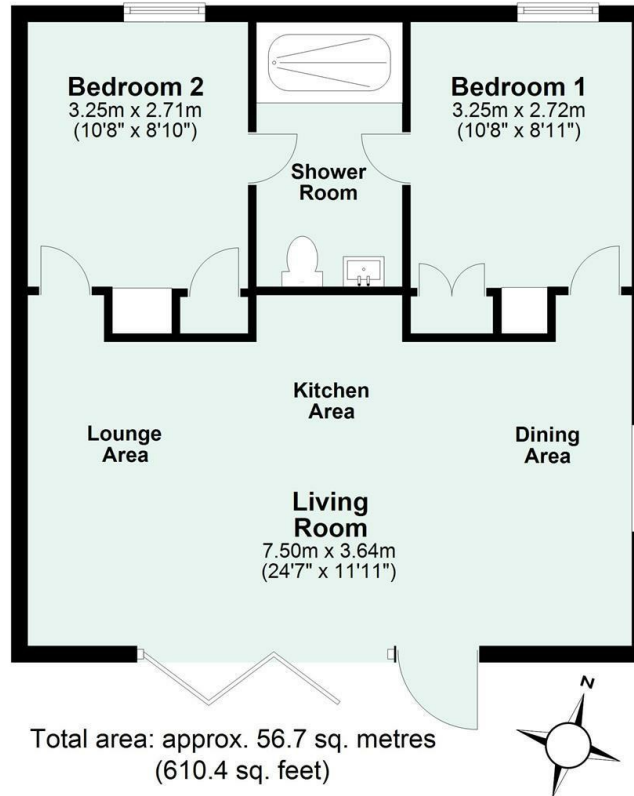
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1



Council Tax Band: B



Lettings:

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

Rent:

£1,050 Per Month per calendar month exclusive of all charges.

Utilities:

Mains water and private drainage inclusive. Mains electric, oil heating.

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.

£1,210 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.

Energy Performance Certificate (EPC)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100% A		
81-91% B		
69-80% C		
55-68% D		
44-54% E		
35-43% F		
2-34% G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100% A		
81-91% B		
69-80% C		
55-68% D		
44-54% E		
35-43% F		
2-34% G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	