

£1,250 PCM

  
**seddon's**



## 3 Kytton Cottages, Holcombe Rogus, Wellington, Devon, TA21 0NG

This three bedroom cottage is situated just outside the village of Holcombe Rogus, providing easy access to junction 27 of the M5 and within the catchment of Uffculme School. EPC: C

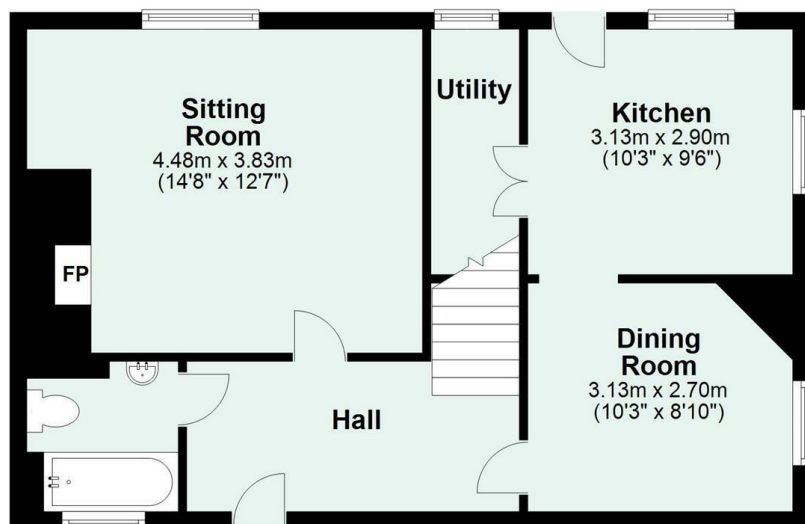
**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

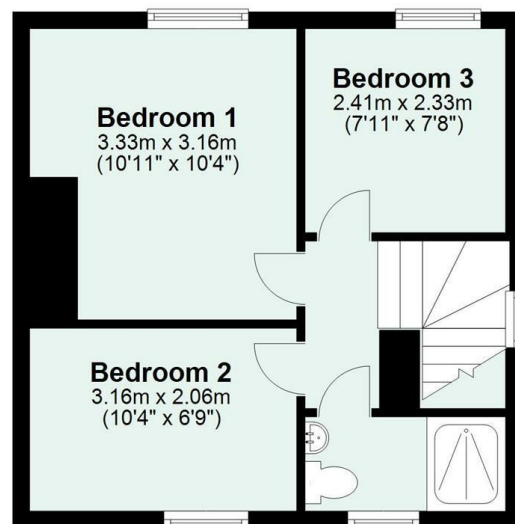




Council Tax Band: C



Ground Floor



First Floor

Total area: approx. 83.8 sq. metres (901.6 sq. feet)



### Lettings:

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

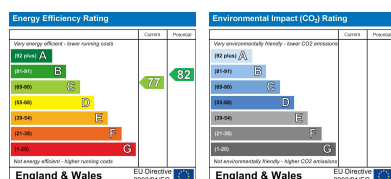
### Rent:

£1,250 Per Month per calendar month exclusive of all charges.

### Utilities:

Mains electric, private water and drainage. Oil fired central heating. Has the benefit of solar panels fitted to reduce energy costs.

### 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.

£1,440 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.