

£615 Per Month



## Flat 7, 7 Lloyds House, 5 Fore Street, Cullompton, Devon, EX15 1JW

- Communal entrance with secure key fob access
- Modern shower room
- Modern electric heating
- Rent £615 pcm, deposit £705.
- Mains electric, water and drainage
- Open plan kitchen/living/bedroom
- Loft storage
- Easy access to local amenities
- Council tax band A

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

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## 7 Lloyds House, Cullompton EX15 1JW

Suitable for a single occupant, this smart studio flat is situated in a convenient location in the town centre, providing easy access to local amenities and main road links. Sorry not suitable for pets. EPC: C



Council Tax Band: A

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## LongDescription

This well presented studio flat comprises of a communal entrance, with secure key fob entrance to the flat, a modern open plan kitchen/living/bedroom space, a modern shower room and access to loft space.

Located right in the heart of Cullompton's town centre with a range of shops on the doorstep, including an award winning butcher's, Costa, Tesco, Aldi and Home Bargains supermarkets and a popular coffee shop and wine bar, 'The Bakehouse'. Other amenities include a contemporary health centre, a library, a leisure centre and various pubs, takeaways and restaurants.

Cullompton is ideally placed for commuting, with Junction 28 of the M5 giving access to Exeter southbound and Taunton northbound. Regular bus services run through the town and there are regular rail links at Tiverton Parkway located at Junction 27 of the M5.

Sorry not suitable for pets and suitable for single occupants only.

## 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 week's 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

If coming out of our Seddons' Cullompton office, cross to the other side of the road and turn right. Continue along Fore Street for a short distance until you see an archway to the entrance on your left.

## 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			
(69-80) C		69	69
(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	



Total area: approx. 33.1 sq. metres (356.3 sq. feet)