

£650 PCM



## Flat 2, 24 Fore Street, Bampton, Tiverton, EX16 9ND

This smart one bedroom flat in the heart of Bampton has a modern kitchen and bathroom, fresh neutral decoration and new carpets throughout. EPC: TBC



1



1



1



Council Tax Band: A



### Lettings:

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

### Rent:

£650 Per Month per calendar month exclusive of all charges.

### Utilities:

Mains electric, water and drainage.

**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.

£750 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A2 (81-92)	A (93-100)	A2 (41-45)	A (46-47)
B3 (61-80)	B (83-87)	B3 (21-40)	B (48-49)
C4 (51-60)	C (79-82)	C4 (11-20)	C (50-51)
D5 (31-50)	D (75-78)	D5 (6-10)	D (52-53)
E6 (21-30)	E (72-74)	E6 (1-5)	E (54-55)
F7 (11-20)	F (69-71)	F7 (0)	F (56-57)
G8 (1-10)	G (65-68)	G8 (0)	G (58-59)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC