

£900 Per Calendar Month


seddon's



Moorland Silver Street, Bampton, Tiverton, Devon, EX16 9NR

- Close to local amenities
- Kitchen
- 3 bedrooms (Main bedroom with en-suite)
- Small outside space, on road parking available close by
- Mains electric, water & drains. Council Tax Band C
- Open plan living/dining room
- Cloakroom
- Family bathroom
- Rent £900 Deposit £1035

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Moorland Silver Street, Tiverton EX16 9NR

A spacious, well-presented three-bedroom cottage, quietly situated off a small side street in the heart of Bampton. EPC: D



Council Tax Band: C



LongDescription

A spacious, well presented three bedroom cottage situated on a pretty side street in the heart of Bampton within a short, level walk of local amenities.

On the ground floor there is an open plan living/ dining room with a large window to the front, a cloakroom and a kitchen with integrated cooker, hob and extractor fan, space and plumbing for washing machine, stainless steel sink, recessed space for fridge/ freezer and a useful under stair storage cupboard. The first floor has the main bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the front of the house there is a small area of garden and parking is available on road on a first come first serve basis on Silver Street or nearby. The property benefits from double glazing throughout and electric heating.

Permitted Payments

As well as paying the rent, you may also be required to

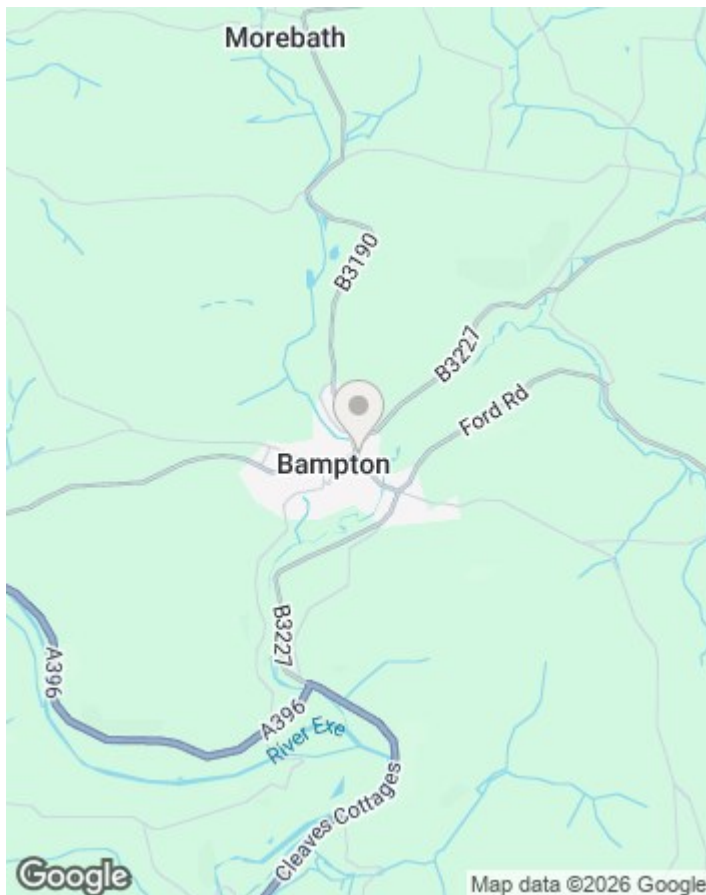
make the following permitted payments.

Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first months 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

On foot from Seddons office turn left out of the front door and turn left again into Silver Street and Moorland will be found a short distance along on the 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 | | | 89 |
| (69-80) C | | | |
| (55-68) D | | 53 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

