

£1,400 PCM


seddon's



5 Higher Town, Sampford Peverell, Tiverton, EX16 7BP

Full of character, this spacious Grade II listed four double bedroom house is situated in the heart of Sampford Peverell. EPC: TBC

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500





Council Tax Band: E



Lettings:

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

Rent:

£1,400 Per Month per calendar month exclusive of all charges.

Utilities:

Mains electric, gas, 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.

£1,615 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	A		
	B		
	C		
	D		
	E		
	F		
	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	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	