

£1,200 pcm



9 Goldfinch Grove, Cullompton, Devon, EX15 1UG

A well presented three bedroom detached family home, with garage and parking. EPC: C

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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C

Council Tax Band: D

### 9 Goldfinch Grove, Cullompton



Total Area Approx 93.9sq/m 1010.2sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC.

### Lettings:

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

### Rent:

£1,200 Per Month per calendar month exclusive of all charges.

### Utilities:

Mains electric, gas and water.

**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.

£1,380 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)

