

£995 PCM


seddon's



7 Hillcrest, Stoodleigh, Tiverton, Devon, EX16 9PJ

Situated in a quiet village just a 10-15 minute drive from Tiverton, this three bedroom bungalow benefits from a driveway and a low maintenance garden. EPC: E

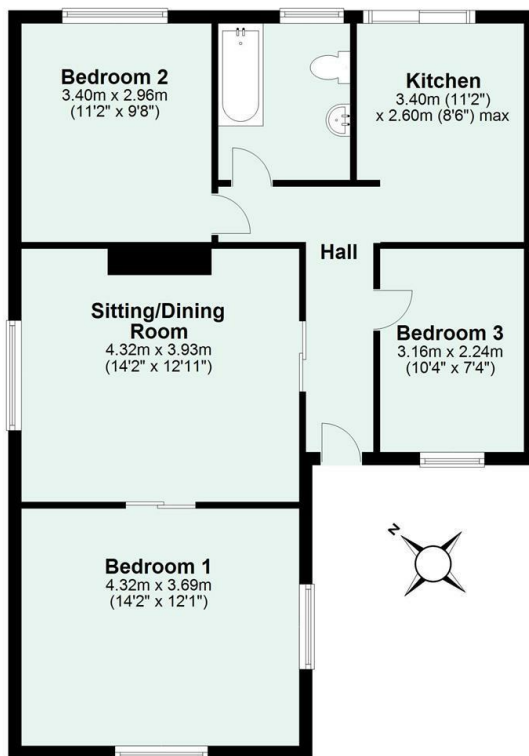
Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500





Council Tax Band: B



Total area: approx. 71.7 sq. metres (771.3 sq. feet)
The floor area includes outbuildings

Lettings:

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

Rent:

£995 Per Month per calendar month exclusive of all charges.

Utilities:

Mains electric, water and drainage. LPG gas heating.

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.

£1,145 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
Environmentally friendly - lower CO ₂ emissions	B		
Decent environmental performance - lower CO ₂ emissions	C		
Below average environmental performance - higher CO ₂ emissions	D		
Environmentally inefficient - higher CO ₂ emissions	E		
Very environmentally inefficient - higher CO ₂ emissions	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	