£1,200 Per Month

seddons









33 Woodland Close, Bampton, Devon, EX16 9DN

- Off road parking for a couple of cars
- Lounge
- Bathroom with shower over bath
- Garden with large store shed or study
- Council Tax Band C
- Modern kitchen with some appliances
- Cloakroom
- 3 bedrooms
- Mains electric, water/drainage. Oil heating.
- Rent £1,200 pcm, deposit £1,380.

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

33 Woodland Close, Bampton EX16 9DN

This modern, well presented house is in a tucked away corner of a quiet cul-de-sac on the edge of Bampton. EPC: TBC

3 1 1 C Council Tax Band: C







The kitchen is modern with an integrated cooker and fridge freezer and space for a washing machine. There is room for a small dining table and a back door leading out to the rear garden. The lounge has a spacious feel to it with patio doors opening out onto the garden and a built in understairs cupboard. Completing the downstairs footprint is a convenient cloakroom.

Upstairs, there is a family bathroom with a shower above the bath and three bedrooms. The main bedroom has a built in wardrobe, the second bedroom is also a double room and the third is a small double or comfortable single bedroom.

Outside, the rear garden is gravelled for ease of maintenance and there is a large shed which would be ideal for use as a home office or playroom. To the side of the house is a carport where there is tandem parking for a couple of cars.

Woodland Close is a popular cul-de-sac situated on the edge of Bampton within easy reach of local amenities and just a 10-15 minute drive from the larger town of Tiverton which offers a more extensive range of facilities and has fast dual carriageway access to the M5 motorway.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

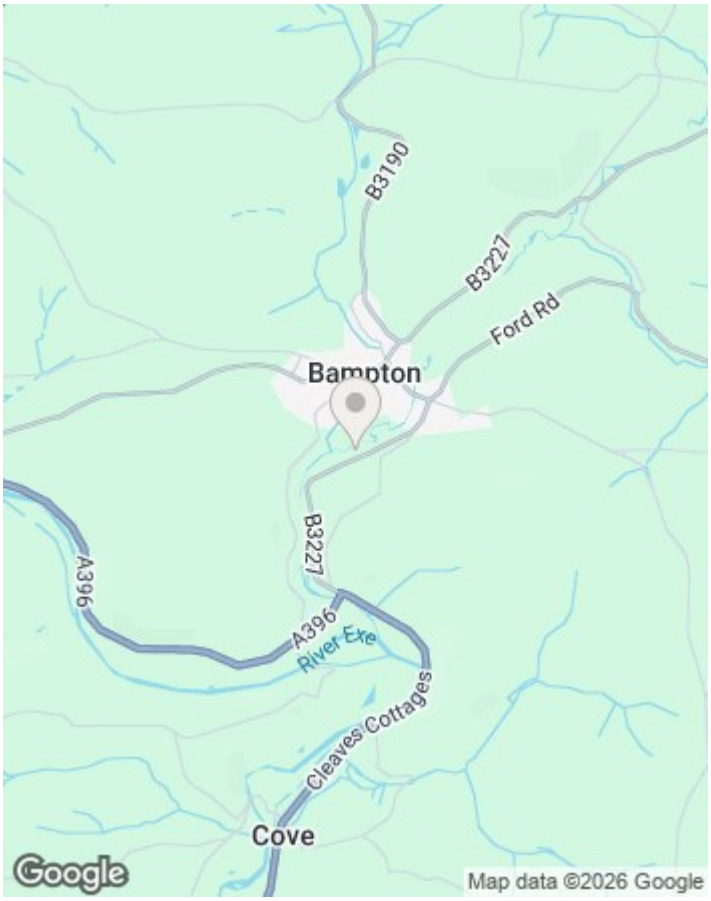
Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's 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.

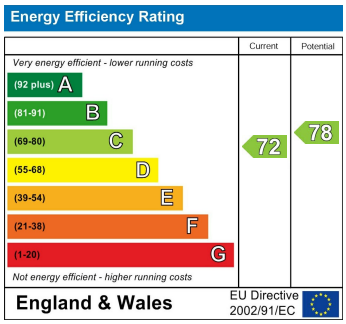


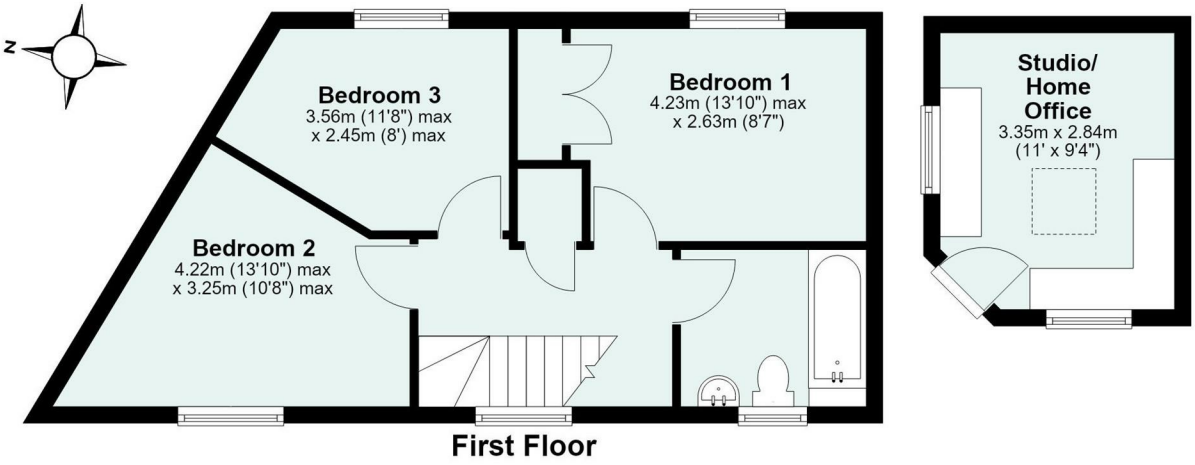
Directions

Viewings

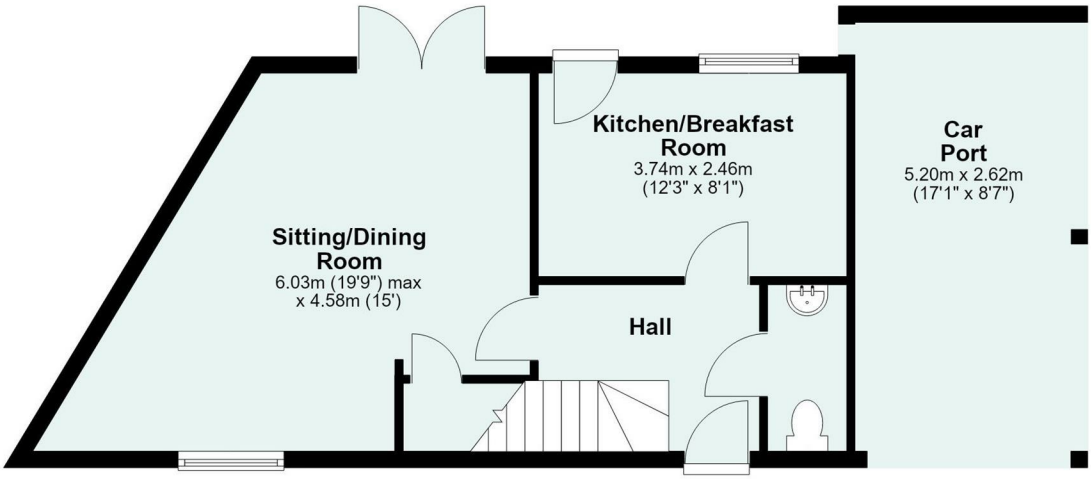
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:





First Floor



Ground Floor

Total area: approx. 87.0 sq. metres (936.2 sq. feet)





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Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.