£1,050 Per Month **PCM**

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10 Brook Street, Bampton, EX16 9LY

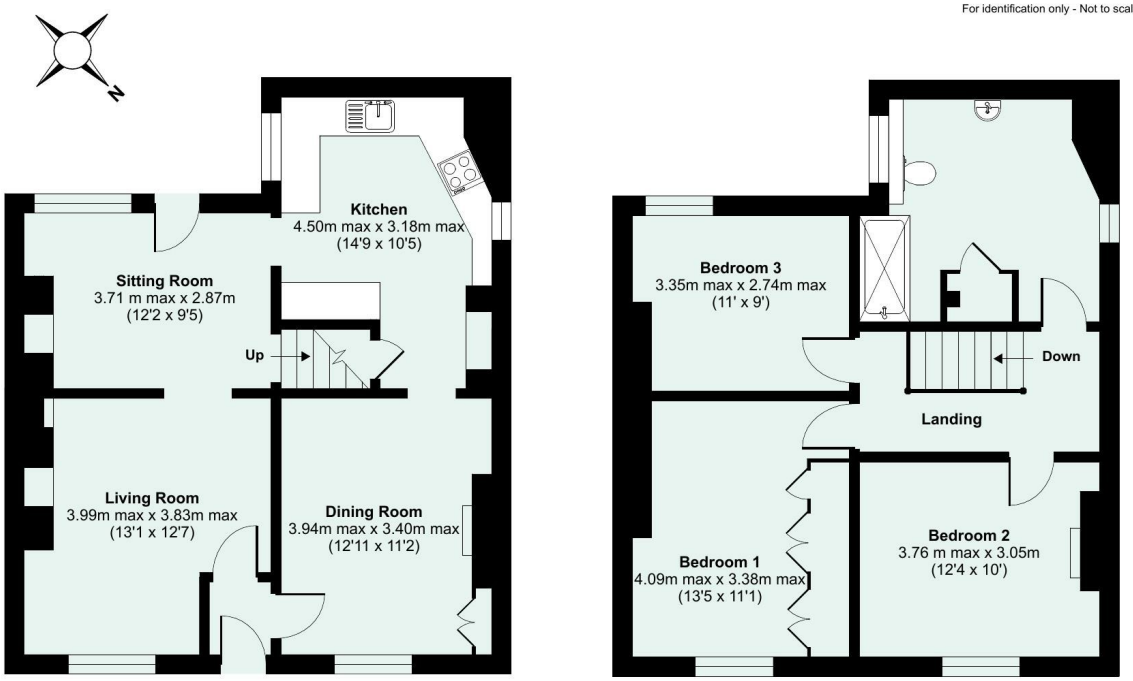
A most charming Grade II listed Georgian property with 3 reception rooms, 3 double bedrooms and a detached south facing garden, situated in the heart of the sought after village of Bampton. EPC: E

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

The Property Ombudsman

3 | 1 | 3 | E | Council Tax Band: D

Approximate Area = 1222 sq ft / 112.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1435225

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

Rent:
£1,050 Per Month per calendar month exclusive of all charges.

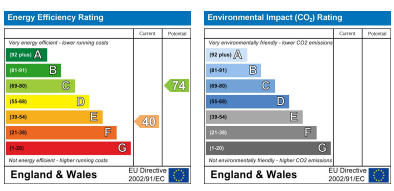
Utilities:

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.
£1,210 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)



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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.