£875 Per Month

seddons









1 Brook Street, Bampton, Tiverton, EX16 9LU

- Close to local amenities
- Open plan kitchen living room with wood burner
- Shower room
- Downstairs toilet
- Mains electric, water and drainage
- Contemporary finish throughout
- Integrated appliances
- 2 double bedrooms with built in wardrobes
- Council tax band A
- Rent £875 pcm, deposit £1,005.

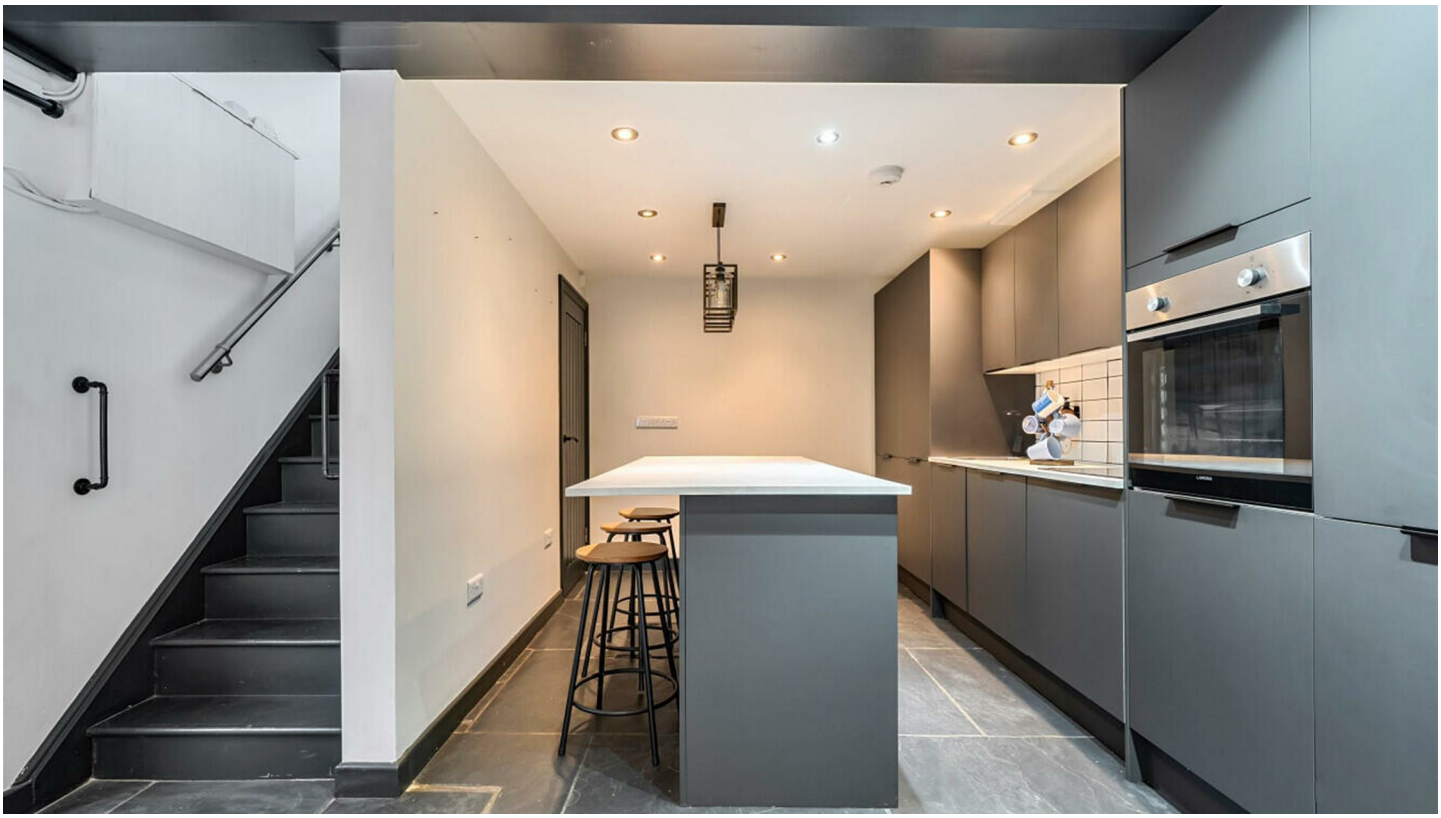
Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

1 Brook Street, Tiverton EX16 9LU

In the heart of Bampton within easy reach of the towns amenities, this modernised, two bedroom house includes a sleek, well equipped kitchen and a contemporary shower room. EPC: E

2 1 1 E Council Tax Band: A







Downstairs is open plan with a front and a side door for access. It is a dual aspect room, with a generous amount of spotlights making it light and inviting. The kitchen is a sleek design with an integrated cooker, fridge freezer, dishwasher and washing machine. The living area has a wall mounted wood burner fitted for added cosiness. Under the stairs is a downstairs toilet.
Upstairs there is a contemporary shower room with a double width shower cubicle and two double bedrooms, both with built in wardrobes. There is access to the loft which is boarded through a hatch in the shower room.

Bampton is a bustling little town with a range of local shops including a greengrocers, a butchers, a couple of convenience stores, cafes and pubs, a primary school and a church. The larger town of Tiverton with a more extensive range of facilities and fast dual carriageway access to the M5 can be reached by car in 15 minutes.

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.

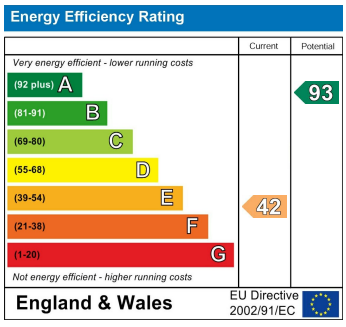


Directions

Viewings

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

EPC Rating:







seddons.com

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.