

£995 PCM



## Velthams House Cottage Velthams Court, Morebath, Tiverton, Devon, EX16 9AL

This furnished annexe is beautifully finished, offering two bedrooms both with en-suite bathrooms, a modern kitchen, a cosy lounge and access to well-maintained gardens. EPC: TBC

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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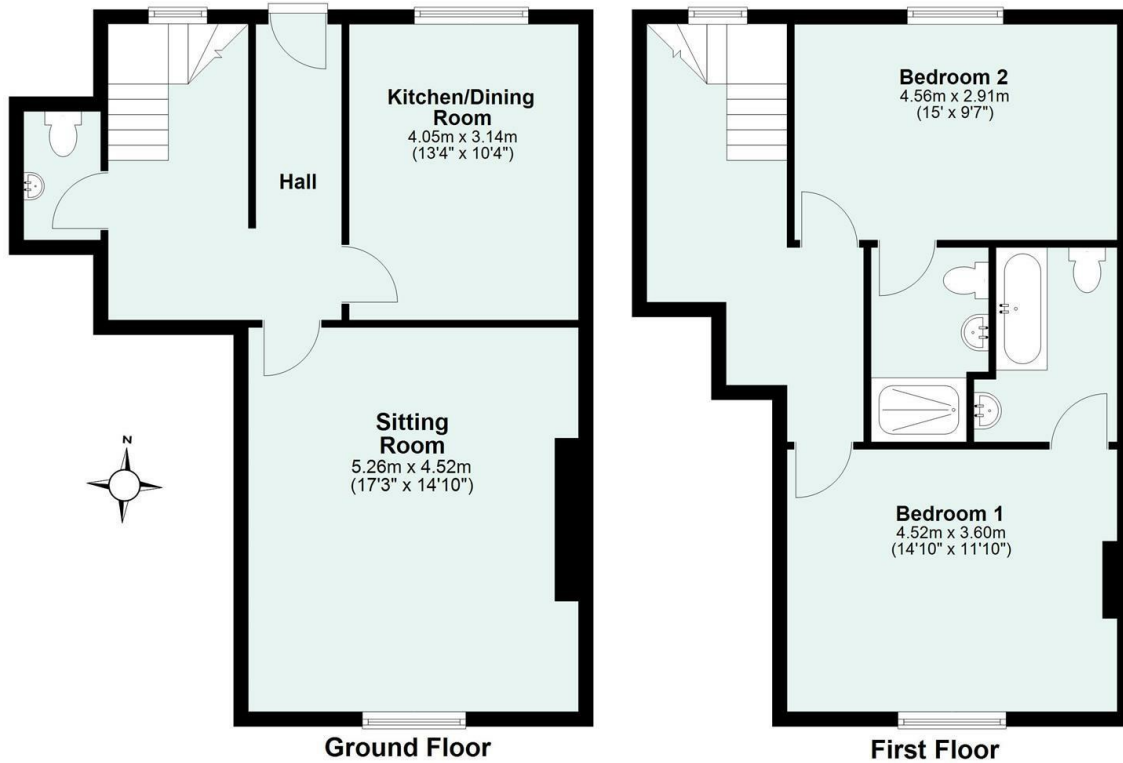


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Council Tax Band: C



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

### Lettings:

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

### Rent:

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

### Utilities:

Oil heating, mains electric, water and drainage.

**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)

