

£1,300 Per Month



14 Parsons Close, Kentisbeare, Cullompton, Devon, EX15 2BN

- Popular village location with easy access to M5
- Generous sized garden
- Lounge with wood burner
- 4th bedroom or study downstairs
- Mains electric, water/drainage. Oil heating. CT Band C
- Off street parking for several cars
- Modern kitchen and separate utility room
- 3 bedrooms upstairs
- Modern family bathroom
- Rent £1,300 pcm, deposit £1,500.

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

14 Parsons Close, Cullompton EX15 2BN

This nicely presented family home is located in the popular village of Kentisbeare, just a 10 minute drive from Cullompton and the M5. EPC: D



Council Tax Band: C



LongDescription

Benefitting from a corner plot position, this semi-detached house offers a generous sized garden and plenty of parking.

The property is entered via a handy porch with built in shoe and coat storage. The entrance hallway branches off to a downstairs toilet, the lounge and a modern kitchen diner. The utility room is off of the kitchen and both rooms provide access to the garden. Next to the utility room you will find a double bedroom or further reception room. Upstairs there is a family bathroom with a shower over the bath and three bedrooms, two of which are double rooms. Outside, the garden has a patio, good sized lawn and a gravelled area where there is a large garden shed for storage. There is plenty of room for parking on the drive alongside the property or in front of the house.

Kentisbeare is a sought after village, being just a 10 minute drive from the town of Cullompton and Junction 28 of the M5, it is perfectly placed for commuters traveling between Exeter or Taunton. The village has a Primary School which feeds into the popular Uffculme Secondary School and offers local facilities including a pub, post office and convenience store.

Permitted Payments

As well as paying the rent, you may also be required to make the

following permitted payments.

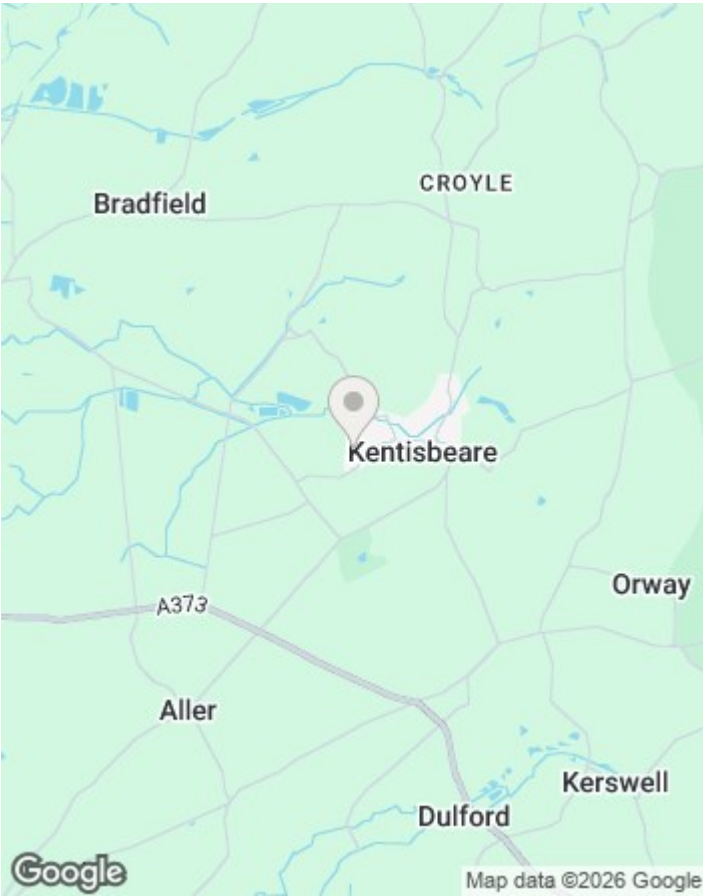
Before the tenancy starts (payable to Seddons Lettings ‘the Agent’)

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:

