£1,450 Per Month **PCM**

seddons

East Hill Farm Knowstone, South Molton, Devon, EX36 4RY

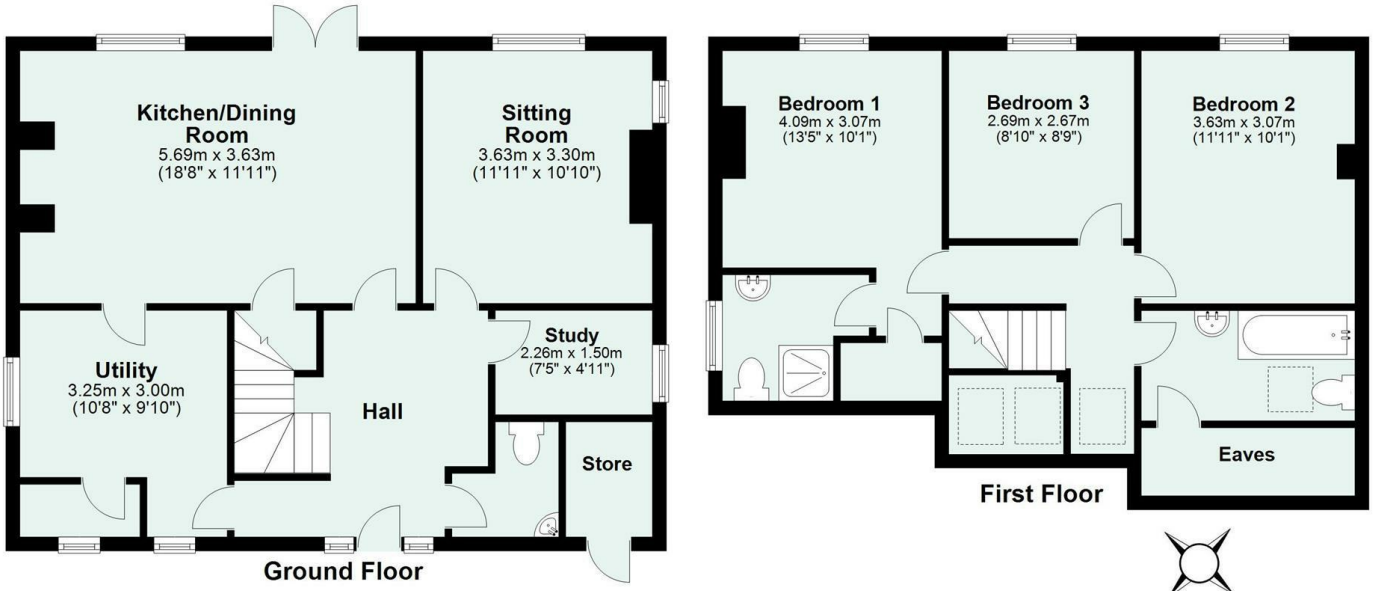
A three bedroom house with stunning rural views and parking for several vehicles. EPC E

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

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

3 2 2 E Council Tax Band: D



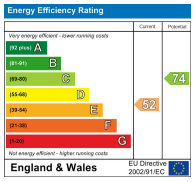
Total area: approx. 115.6 sq. metres (1244.8 sq. feet)

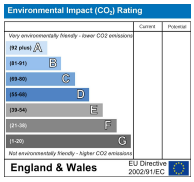
Lettings:
The property is available to rent on an Assured Periodic Tenancy.

Rent:
£1,450 Per Month per calendar month exclusive of all charges.

Utilities:
Mains electric and water, private drainage, oil heating.

Energy Performance Certificate (EPC)





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.
£1,670 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.