

3 Chaffinch Drive
Cullompton, Devon, EX15 1UJ

£815 PCM



 2  1  1 **EPC D**



This two-bedroom semi-detached house with parking for two cars and an enclosed rear garden is situated in a quiet location on the outskirts of Cullompton. Sorry not suitable for pets. EPC: D

Lettings

The property is available to rent on a six monthly renewable Assured Shorthold Tenancy, unfurnished.

Rent: £815 per calendar month exclusive of all charges.

Deposit: £940.00 returnable at the end of tenancy, subject to any deductions.

Permitted Payments:

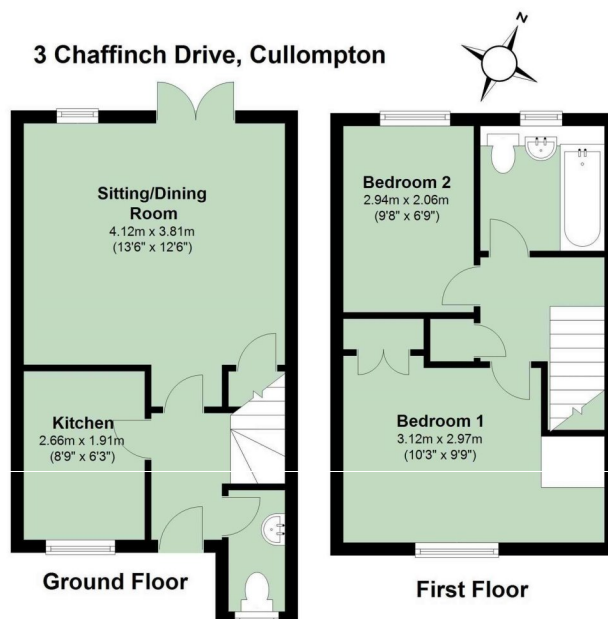
As well as paying the rent, you may also be required to make the following permitted payments Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent (£188)

Deposit: 5 weeks' 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. 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. * Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences but may apply for other types of tenancy i.e. company lets and contractual tenancies.

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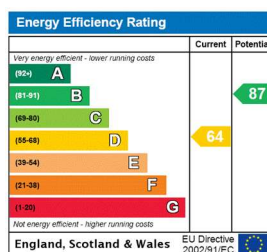
Total Area (Approx 55.1sq/m 593.3sq/ft) includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC

Utilities: Mains water, drainage, electricity, and gas.

Council Tax: Band B

Directions: From Seddons Cullompton office, turn right and proceed through the town, passing the Esso garage on the right and take the next turning right into Colebrook Lane. At the T junction at the end turn right and take the next right into Chaffinch Drive where number 3 can be seen on the left-hand side.

Energy Performance Certificate (EPC)



Whilst every attempt is made to ensure 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.