

**Moorland, Silver Street**  
Bampton, Tiverton, EX16 9NR

**£895 PCM**



3



1



2

**EPC D**



A spacious, well-presented three-bedroom cottage, quietly situated off a small side street in the heart of Bampton with the benefit of a parking space. If a pet is accepted the rent will be £915 pcm. EPC: D

### Lettings

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

**Rent:** £895 per calendar month exclusive of all charges.

**Deposit:** £1,030.00 returnable at the end of tenancy, subject to any deductions.

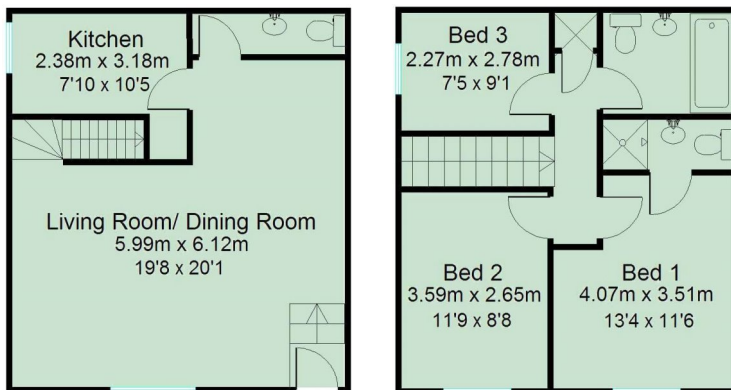
### Permitted Payments:

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

**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.

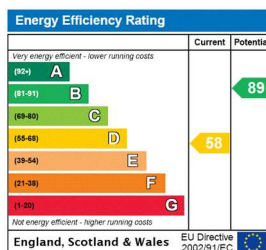


**Utilities:** Mains electricity, water and drainage connected.

**Council Tax:** Band C

**Directions:** On foot from Seddons office turn left out of the front door and turn left again into Silver Street and Moorland will be found a short distance along on the left.

### 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.