

9 Padbrook Mews

Cullompton, EX15 1TN

£1,200 PCM



 4  1  2 **EPC B**



Offering spacious accommodation over three floors, this modern four-bedroom house has been freshly decorated and had new flooring fitted in both bathrooms. Sorry not suitable for pets. EPC: B

Lettings

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

Rent: £1,200 per calendar month exclusive of all charges.

Deposit: £1,380 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.

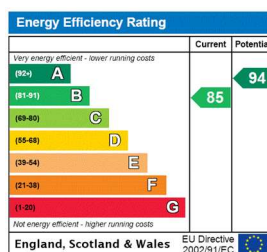


Utilities: Mains gas, electric, water and drainage.

Council Tax: Band C

Directions: From Seddons Cullompton office, proceed to the right, through Fore Street and continue to the roundabout on the edge of the town. Proceed straight across and turn first right into Padbrook Mews. Number 9 can be found on the right-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.