

3 Mill Cottages, Coldharbour

Uffculme, Cullompton, EX15 3EE

£675 PCM



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EPC D



A spacious, Grade 2 listed, first floor flat, lying on the edge of the popular village of Uffculme with easy bus and motorway access to Exeter/Taunton. Sorry not suitable for pets. EPC: D

Lettings

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

Rent: £675 per calendar month exclusive of all charges.

Deposit: £775.00 returnable at the end of tenancy, subject to any deductions.

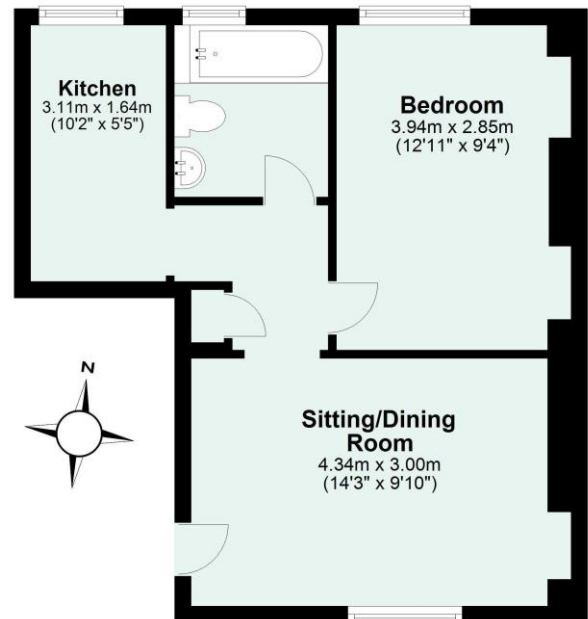
Permitted Payments:

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.



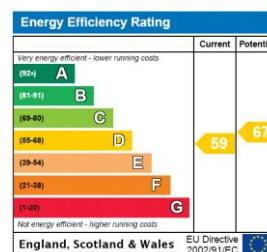
Total area: approx. 38.5 sq. metres (414.9 sq. feet)

Utilities: Mains electricity, gas, water and drainage.

Council Tax: Band A

Directions: From our Cullompton office, proceed to the left through the High Street towards Willand on the B3181. Proceed through the village to the roundabout and take the right turn sign posted Uffculme B3440. Turn right following the signs for Coldharbour Mill on reaching the bottom of the hill bear round to the left and park on the right hand side. At the end of the building there are black wrought iron gates. Proceed through the gates and the entrance to the flat can be found on the right hand side, middle door marked with a number 3.

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.