

1 Dunsmore Cottages, Silverton

Exeter, Devon, EX5 4DU

£1,300 PCM



 3  1  1 **EPC E**



This semi-detached, three double bedroom house is in a lovely rural position surrounded by fields and includes private water and drainage in the rent. Will consider one pet, if accepted the rent will be £1,325 pcm. EPC: E

Lettings

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

Rent: £1,300 per calendar month exclusive of all charges.

Deposit: £1,500.00 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: Oil heating, run off the Rayburn. Mains electric. Private water and drainage are included in the rent.

Council Tax: Band C

Directions: From Tiverton follow the A396 towards Exeter. When you reach the Ruffwell Inn turn left off the main road at the bus stop. Follow this lane until you reach the junction, turn right then the property will be found after a short distance on the left-hand side.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.