

£1,450 Per Month **PCM**


seddon's



East Hill Farm Knowstone, South Molton, Devon, EX36 4RY

A three bedroom house with stunning rural views and parking for several vehicles. EPC E

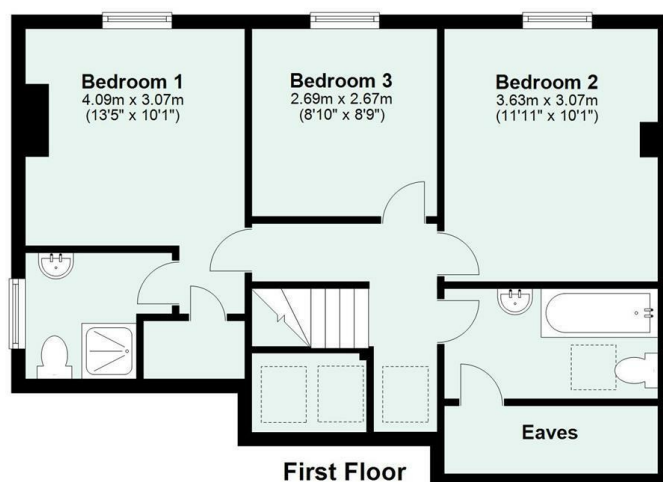
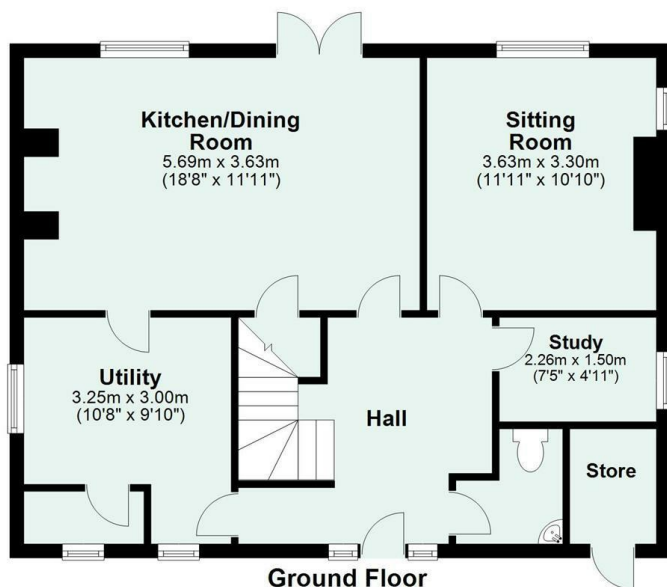
Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500





Council Tax Band: D



Total area: approx. 115.6 sq. metres (1244.8 sq. feet)



Lettings:

The property is available to rent on an Assured Periodic Tenancy.

Rent:

£1,450 Per Month per calendar month exclusive of all charges.

Utilities:

Mains electric and water, private drainage, oil heating.

Permitted Payments: As well as paying the rent, you may also be required to make the following payments before the tenancy starts (payable to Seddons Lettings 'The Agent')

Deposit: 5 week's rent.

£1,670 returnable at the end of the tenancy, subject to any deductions.

Holding Deposit: 1 week's 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. If a tenant withdraws their application once referencing has commenced, or if misleading information is provided, or if information is withheld from the application form, the holding deposit is non-refundable. Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences, but may apply for other types of tenancy, such as company lets or contractual tenancies.

Energy Performance Certificate (EPC)

