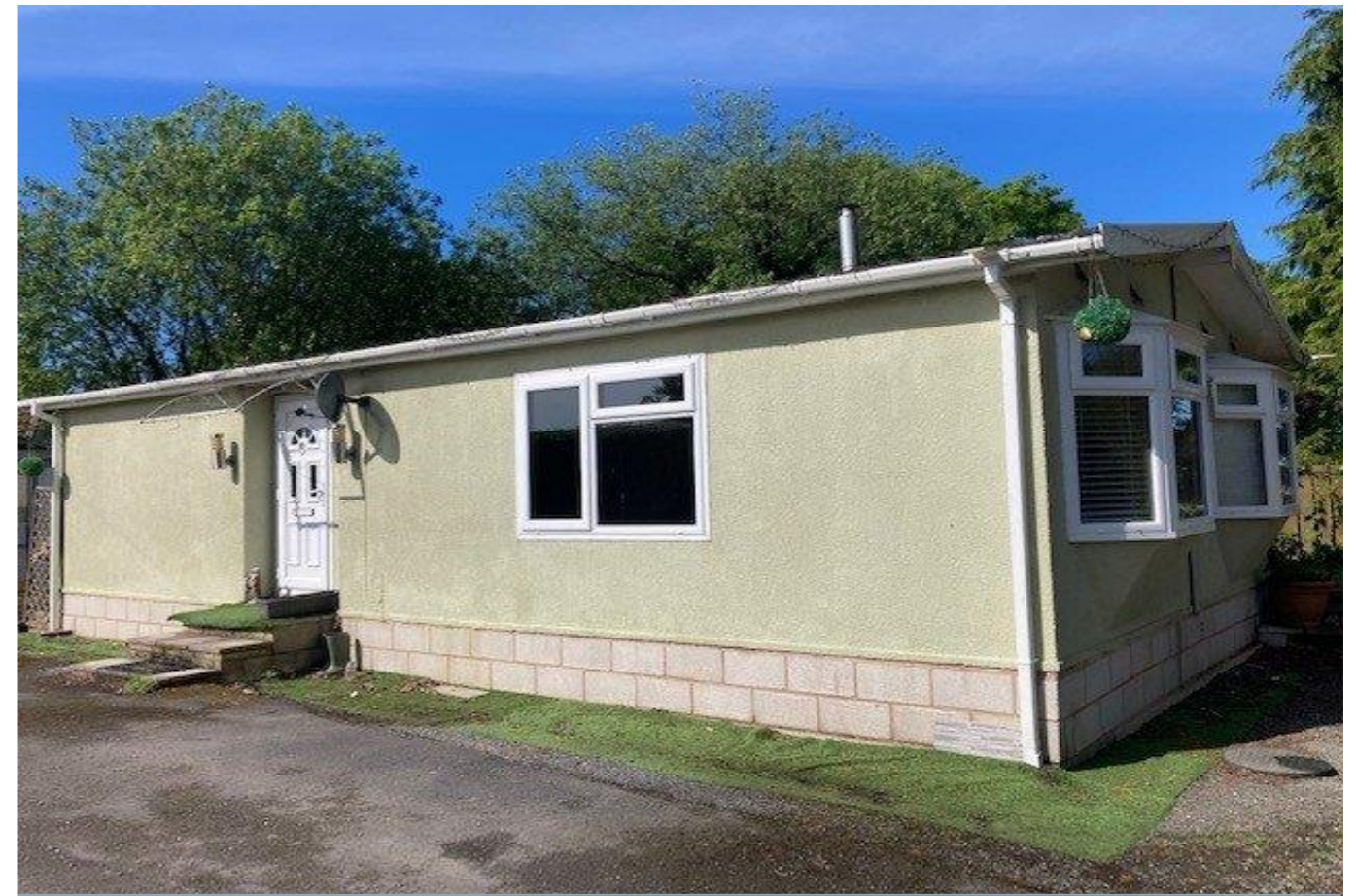




HOME
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TO LET

Oakridge, Witheridge
£725 pcm + security deposit

(unknown) Studio

- Mobile Home
- 2 Beds
- Council Tax Band A
- Unfurnished
- Deposit £836.53
- Parking
-
-

Two bedroom mobile home with courtyard and parking

homefindersdevon.co.uk

telephone : 01884 33094

email : lettings@homefindersdevon.co.uk

4 High Street, Cullompton

Devon, EX15 1AA



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Our Fees

Permitted Payments:
A Holding Deposit the equivalent of one weeks rent is required to be paid prior to HomeFinders taking up references, to reserve a property. A Deposit the equivalent of 5 weeks rent is required to be paid at the commencement of a tenancy. Please note that the need for a Guarantor may not become apparent until we start referencing an applicant or joint applicants or until all references for an applicant or joint applicants has been received. Rent is payable in advance on the tenancy start date and then monthly in advance. You may be charged a fee of no more that 3% above the Bank of England's base rate for each day the rent is overdue. A reasonable Fee for the replacement of a key or security device. A reasonable Fee for changes to a tenancy. Redress scheme: We belong to



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Oakridge,
Witheridge,
Devon
EX16 8NZ

THE PROPERTY & LOCATION:

This is an unfurnished 2 bedroom mobile home situated in Oakridge, Witheridge. The property is walking distance to all local amenities including shops and the doctor surgery. The property is on the bus route to Tiverton and Exeter.

ACCOMMODATION: The property comprises of (Approximate dimensions for guidance only):

ENTRANCE HALL: Good size entrance hallways

SITTING ROOM / DINING AREA: good size room with dining area. Front aspect

KITCHEN: fitted base and wall units. Electric oven with gas hob, built in fridge freezer, built in dishwasher

BEDROOM 1: double sized bedroom with built in wardrobes

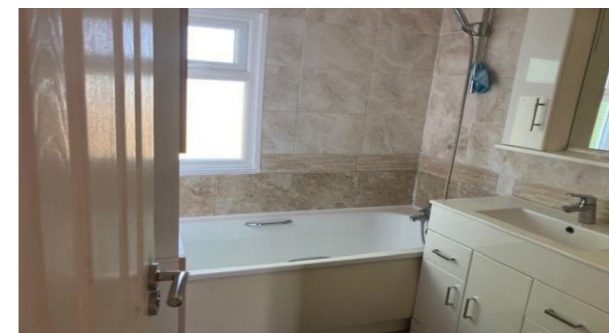
BEDROOM 2: double sized bedroom

BATHROOM: bath with shower over, WC and wash hand basin

OUTSIDE:

>> Key Features

- Mobile Home
- 2 Beds
- Council Tax Band A
- Unfurnished
- Deposit £836.53
- Parking



THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Homefinders (Devon & Somerset) Ltd cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.



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Rear courtyard area with shed and patio area, outbuilding with plumbing for washing machine, shed

PARKING FOR TWO CARS

LANDLORDS REQUESTS:
CHILDREN: TO DISCUSS
PETS: TO DISCUSS / PREFER
NOT

PLEASE NOTE: THE LANDLORD
HAS REQUESTED NON-
SMOKERS

APPLIANCES:
Appliances, where provided will not necessarily be replaced or repaired by the landlord. This is at the sole discretion of the individual Landlord and any appliances noted in the details will not necessarily remain at the property. It is the prospective tenant/s responsibility to satisfy themselves by checking with the landlord / agent which appliances will remain in the property prior to paying the holding deposit.

SERVICES: The Tenant is



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responsible for all services at the property including electricity, gas, water rates, oil, TV licence, telephone and Council Tax.

RENTAL: The property is to be let on an assured shorthold tenancy at a rental of £725.00 per calendar month, payable in advance. Water is paid by dividing the usage between all 5 mobile homes. Therefore, tenant will be responsible for 1/5 of the cost of the water usage.

IN-GOING COSTS:

A Holding Deposit the equivalent of one week's rent is required to be paid prior to HomeFinders taking up references, to reserve a property.

A Deposit the equivalent of 5 weeks rent is required to be paid at the commencement of a tenancy, which is withheld until after the final inspection of the property at the end of the tenancy, subject to any agreed deductions. All deposits for property let through HomeFinders Devon & Somerset Ltd are registered with TDS (Custodial).



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Please note that the need for a Guarantor may not become apparent until we start referencing an applicant or joint applicants or until all references for an applicant or joint applicants has been received.

VIEWINGS: strictly by appointment only

These particulars only give a general outline of the property. It is the prospective tenant/s responsibility to satisfy themselves of the correctness of each of the particulars prior to paying the holding deposit.

Client Money Protection

HomeFinders (Devon & Somerset) Ltd protect their clients monies through Money Shield.

