



TO LET

Blundells Avenue,  
£725 pcm + security deposit

This is an unfurnished two bedroom annexe flat in Blundells Avenue, Tiverton. Good transport links to the North Devon Link

- Annexe
- 2 Beds
- 1 Reception
- 1 Bathroom
- Gas Central Heating
- Energy Rating : C
- Council Tax Band A
- Monthly rent includes electric and water
- Parking
- Deposit £836.53



£725 pcm +  
security deposit

Blundells Avenue,  
Tiverton,  
Devon  
EX16 4DL

>> Key Features

- Annexe
- 2 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : C
- Council Tax Band A
- Monthly rent includes electric and
- Parking
- Gas Central Heating
- Deposit £836.53

THE PROPERTY & LOCATION:

This is an unfurnished two bedroom Annexe Flat situated in Blundells Avenue, Tiverton .

ACCOMMODATION: The property has gas central heating and comprises of:

ENTRANCE HALLWAY: With all rooms leading off, with radiator

BEDROOM ONE: Double sized room, with window to rear and radiator

BEDROOM TWO: Double sized room, with window to rear and radiator

LIVING ROOM: Good size, with window to rear, radiator

KITCHEN: A compact room but with space for all amenities, wooden wall and base units and side window, leads to

BATHROOM: With a modern white suite comprising of WC, wash hand basin and shower cubicle with mixer shower, side window and radiator

OUTSIDE:

GARDEN: small area of gravelled garden to front of property

PARKING: For one car

CHILDREN / PETS: Not suitable

PLEASE NOTE: THE LANDLORD HAS REQUESTED NON-

## £725 pcm + security deposit

### 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 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. The monthly rent includes electric and water.

### 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).

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





HOME  
FINDERS

Homefinders (Devon & Somerset) Ltd

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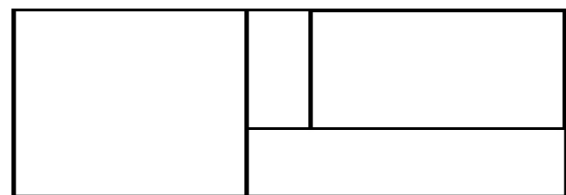
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**Waiting for  
Floorplan**



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