



TO LET

The Elms, Willand Old Village
£725 pcm + security deposit

This one bedroom property is part of a large house with its own entrance. The property offers spacious accommodation and is

- Annexe
- 1 Bed
- 1 Reception
- 1 Bathroom
- Dish Washer
- Energy Rating : D
- Council Tax Band B
- Deposit - £836.53
- Washing Machine
- Gas Central Heating



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security deposit

The Elms,
Willand Old Village,
Devon
EX15 2RL

>> Key Features

- Annexe
- 1 Bed
- 1 Reception
- 1 Bathroom
- Energy Rating : D
- Council Tax Band B
- Deposit - £836.53
- Washing Machine
- Dish Washer
- Gas Central Heating

THE PROPERTY & LOCATION:

This is an unfurnished one bedroom Annexe situated in Willand Old Village.

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

ENTRANCE PORCH: doors to

ENTRANCE HALL: with stairs leading to first floor. Hallway leading to

SITTING ROOM: good sized very light room with two windows, one with window seat, beamed ceiling, large open fireplace, storage cupboard with shelves over, radiator

KITCHEN: fitted with base, wall and drawer units, built-in electric fan oven with ceramic hob above, washing machine and dishwasher.

Space for fridge-freezer

WIDE STAIRCASE leading to

LANDING: with stairs up to small landing and storage space, radiator

BEDROOM 1: very large double room with fitted wardrobe, window seat, radiator

BATHROOM: Bath with shower over, WC, wash hand basin, heated towel rail

OUTSIDE:

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On street parking

LANDLORDS REQUESTS:
CHILDREN: NOT SUITABLE
PETS: NOT SUITABLE

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 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. Rent includes water. Electric is on sub meter - paid directly to landlord.

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 through Money Shield.



HOME
FINDERS

Homefinders (Devon & Somerset) Ltd

4 High Street, Cullompton

Devon, EX15 1AA

Tel : 01884 33094 Fax : 01884 33092



Kitchen

Living/Dining Room

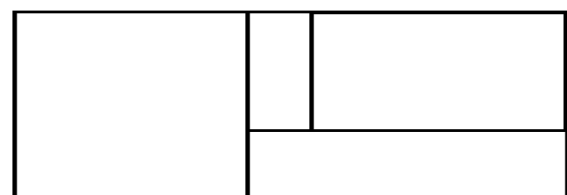




Bedroom 1

Bedroom 2

Bathroom



**Waiting for
Floorplan**



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