



HOME
FINDERS

Homefinders (Devon & Somerset) Ltd

4 High Street, Cullompton

Devon, EX15 1AA

Tel : 01884 33094 Fax : 01884 33092



TO LET

18 The Avenue, Tiverton
£585 pcm + security deposit

Two bedroom unfurnished basement flat.

- Apartment
- 2 Beds
- 1 Reception
- 1 Bathroom
- Gas Central Heating
- Energy Rating : C
- Council Tax Band A
- Unfurnished
- Parking
- Deposit - £675

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lettings@homefindersdevon.co.uk

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security deposit

18 The Avenue,
Tiverton,
Devon
EX16 4HR

>> Key Features

- Apartment
- 2 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : C
- Council Tax Band A
- Unfurnished
- Parking
- Gas Central Heating
- Deposit - £675

THE PROPERTY & LOCATION:

This is an unfurnished two bedroom basement flat.

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

KITCHEN/LIVING ROOM: open plan kitchen, fitted base and wall units, oven, space for table and chairs and living area

BEDROOM 1: small double sized room

BEDROOM 2: small double sized room

BATHROOM: enclosed shower cubicle, WC, wash hand basin

OUTSIDE: Communal gardens to the front of the apartment

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

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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 £585.00 per calendar month, payable in advance.

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.



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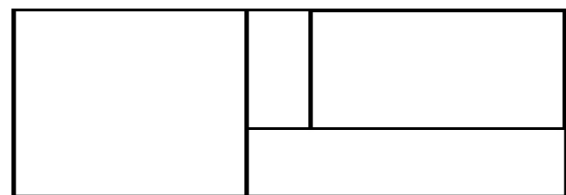
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Studio



**Waiting for
Floorplan**



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