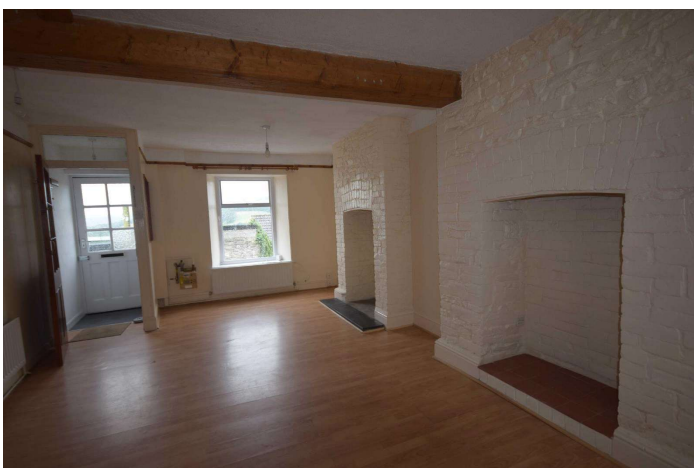




10a Mill Street, Torrington, Devon, EX38 8AL

3 bedroom terrace house over 3 floors. Gas C/H. Bathroom ground floor. Rear courtyard. Countryside views from upper floors. Working/retired with top-up considered. Pets by negotiation. Available 1st October 2018. EPC - E



£525 PCM



2 Well Street, Torrington, Devon, EX38 8EP
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Bond Oxborough Phillips
INDEPENDENT ESTATE AGENTS *The key to moving home*

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DIRECTIONS TO FIND On Foot from Torrington Square proceed in a northerly direction along South Street passing the public car park on your left hand side. At the top as the road bears right into Whites Lane, continue straight on and down the hill into Mill Street where No 10a will be found on the right hand side with a numberplate clearly displayed, alternatively, by Car from Torrington take the A386 (New Street) towards Bideford and upon leaving the town turn left onto the B3227 signposted Langtree/Holsworthy. Follow the road through the bends and before Taddipport Bridge, take the left hand turning into Mill Street where No 10a will be found on the left hand side.

The accommodation comprises (all measurements are approximate)

Sitting Room / Dining Room 22'2" (6.76) x 11'1" (3.38) plus recesses

Kitchen 8'10" X 6'2" (2.7m X 1.88m)

Ground Floor Bathroom

Bedroom 1 11'8" (3.56) x 11'4" (3.45) Plus the recesses Built in Cupboard

Bedroom 2 12'7" (3.84) max x 11'10" (3.61) max (2nd floor)

Bedroom 3 10'4" (3.15) x 6'5" (1.96) average

Courtyard

Agency Notes

The council tax is band A which for the year 2018 / 2019 is £1,251.22

The water is metered.

The rent for the property is £525.00 per calendar month, exclusive of all outgoing and payable monthly in advance. The property will be let on a six month assured shorthold tenancy. However, it is envisaged that this will be long term let.

In addition to the first months rent a deposit of £787.00 will be required. Bond Oxborough Phillips Lettings will pay the deposit to the Deposit Protection Service DPS, (the government run scheme). Following receipt of the deposit, The DPS will provide confirmation to you. The full details are available on their website www.depositprotection.com

Please Note: Tenant Fees apply. When a property is offered to you subject to references and contract, each individual aged 18 or over will be required to complete a reference application form. There is a fee of £120.00 inc VAT payable for each applicant. You will also be asked to pay £100.00 as a holding fee. Providing that you do not back out the holding fee will go towards your first months rent

The property is let as seen. Standard references will be required. Please note that all measurements are only approximate and are purely given as a guide. Please refer to Bond Oxborough Phillips Lettings guidance notes for prospective tenants.

If you would like to view the property, or if you require any further information, please do not hesitate to contact Bond Oxborough Phillips Lettings.

A full Energy Performance Certificate is available upon request.

Viewing is strictly through BOND OXBOROUGH PHILLIPS LETTINGS and by appointment only.

Agents Notes

Bond Oxborough Phillips have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.

