



Flat 1, 12-14 Cornmarket Street, Torrington,
Devon, EX38 8EY



Situated within close proximity of Torrington town centre is this first floor flat, benefitting from a spacious Kitchen / Living Room, bathroom and bedroom. The flat also has a converted attic space which lends itself to many uses. The property has gas central heating and UPVC double glazing. Outside is an enclosed paved courtyard and a small parking space, ideal for a motorcycle or scooter. Working / Retired Only. Pets by negotiation. Available Now. EPC - E

£475 PCM



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Bond Oxborough Phillips

INDEPENDENT ESTATE AGENTS *The key to moving home*

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DIRECTIONS TO FIND From our office in well street being on the right hand side, continue around to the left into the one way traffic system and the premises will be found on the left hand side.

The accommodation comprises (all measurements are approximate)

Kitchen / Living Room 20'2" x 11'6" (6.15m x 3.5m)

Bedroom 9'7" (2.92) x 10'8" (3.25) narrowing to 5'7" (1.7)

Bathroom 6'8" (2.03) x 5'9" (1.75) minimum

Attic Room 14'6" x 16'5" (4.42m x 5m)

Agency Notes

The water is metered but is shared with the neighbouring property / business who will invoice for this directly.

The gas supply is also shared, a submeter is to be installed and the neighbouring property will invoice for usage.

The Council Tax is a band A which for the year 2018/2019 is £1,251.22

The rent for the property is £475.00 per calendar month, exclusive of all outgoings. The property will initially be let on a six month assured shorthold tenancy with the rent being payable monthly in advance.

The property is available for occupation immediately.

In addition to the first months rent a deposit of £712.00 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

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.

A full Energy Performance Certificate is available upon request.

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

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.

