Bond Oxborough Phillips

Changing Lifestyles

11 Menors Place
Holsworthy
Devon
EX22 6GA



£680.00 PCM - Unfurnished

Deposit - £784.00







Changing Lifestyles

01409 254 238
holsworthy.rentals@bopproperty.com

11 Menors Place, Holsworthy, Devon, EX22 6GA

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Occupying an excellent position within a level walk of the town centre is this 2 bedroom, first floor apartment with double glazing, and oil fired central heating. The property enjoys superb far reaching countryside views from the rear elevation and comes with the benefit of an allocated parking space. Available immediately on a long term let. EPC = D.

- PROPERTY TO RENT
- 2 BEDROOMS
- FIRST FLOOR APARTMENT
- ALLOCATED OFF ROAD PARKING SPACE
- LEVEL WALK OF TOWN CENTRE
- DOUBLE GLAZED & OIL FIRED CENTRALLY HEATED
- AVAILABLE IMMEDIATELY
- COUNCIL TAX BAND A
- EPC = D

Directions

From the centre of Holsworthy proceed out of the town towards Bideford along North Road, whereupon the entrance drive to Menors Place will be found on the right hand side. Proceed into the development, taking the first right hand turning, and No.11 will be found on the left hand side.



RENT: £680.00 PCM
DEPOSIT: £784.00

Property let as seen - available immediately.

A verifiable household income of at least £20,400.00 per annum is required to be considered.

References will be required.

Please Note Permitted Payments:
- Holding deposit, equivalent to one week's rent, to secure property. This will go towards the first month's rent providing that you do not withdraw from your application, do not provide inaccurate information, fail to disclose vital information or fail to proceed with the tenancy within a reasonable time frame.
- £50 Inc. VAT administration fee for any changes to the tenancy (when requested by the tenant).
- Early termination fee (only when agreed in writing from the landlord), £50 Inc. VAT administration fee plus any agreed reasonable costs (as agreed with landlord).
- Lost Keys / Security Devices, replacement will be charged at the reasonable cost to the tenant.
- Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date (activated from day 15 of rent arrears), charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made.

Bond Oxborough Phillips Holsworthy obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003347

Bond Oxborough Phillips Holsworthy are members of The Property Ombudsman. Membership No: R00193-6

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.