



Bond
Oxborough
Phillips

Changing Lifestyles

10 Bullow View
Winkleigh
EX19 8JR



£900 Per Calender Month



Changing Lifestyles

01837 500600

10 Bulbow View, Winkleigh, EX19 8JR.

A spacious three bedroom semi-detached home, situated within a quiet cul-de-sac, a short walk from local amenities...



- Unfurnished Family Home
- Offering Three Bedrooms
- Front & Rear Gardens
- Spacious Living/Dining Room
- Large Kitchen
- Family Bathroom
- Off-Road Parking
- Close to Local Amenities
- Useful Shed/Outbuilding Storage
- Gas Central Heating
- Available from early September 2023
- EPC - C



An exciting opportunity to let a delightful three bedroom semi-detached home, with the added benefit of being available early September...

The property is located on the peaceful edge of the popular, local village of Winkleigh. The layout is simple, yet effective, comprising a practical entrance area, generous living/dining room, plus large kitchen to the rear.

The first floor takes host to three well dimensioned bedrooms, alongside a family bathroom. Further offerings on the ground floor consist of a cloakroom plus rear access to the enclosed garden. To the exterior there is off-road parking for two vehicles, plus an efficiently sized front garden. The rear garden consists of a low maintenance multi-tiered approach.

Please Note: This property is Unfurnished.

In addition to the first months rent a deposit of £900.00 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: 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.



Please Note Permitted Payments: - One weeks holding deposit to secure property. This will go against the first months rent providing that you do not withdraw your application or do not disclose vital information. - £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 cost to the tenant. Charges can be upto £50 Inc VAT. - Late rent. We reserve the right to charge interest; this can be added to each day after the rent due date.

Charged at an annual percentage rate of +3% above the Bank of England base rate until full payment is made. 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.

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The property is situated in the heart of the village of Winkleigh, close to the village square. Winkleigh itself lies amidst rolling Devonshire countryside and offers a good range of facilities including village stores, Post Office, butcher, primary school, pre-school, two public houses, veterinary surgery, doctors surgery and village church.

There are a range of community activities for all ages based around the community centre, village hall and sports hall. The village also has good local transport services with daily buses to Exeter and Barnstaple and also a service to Okehampton.



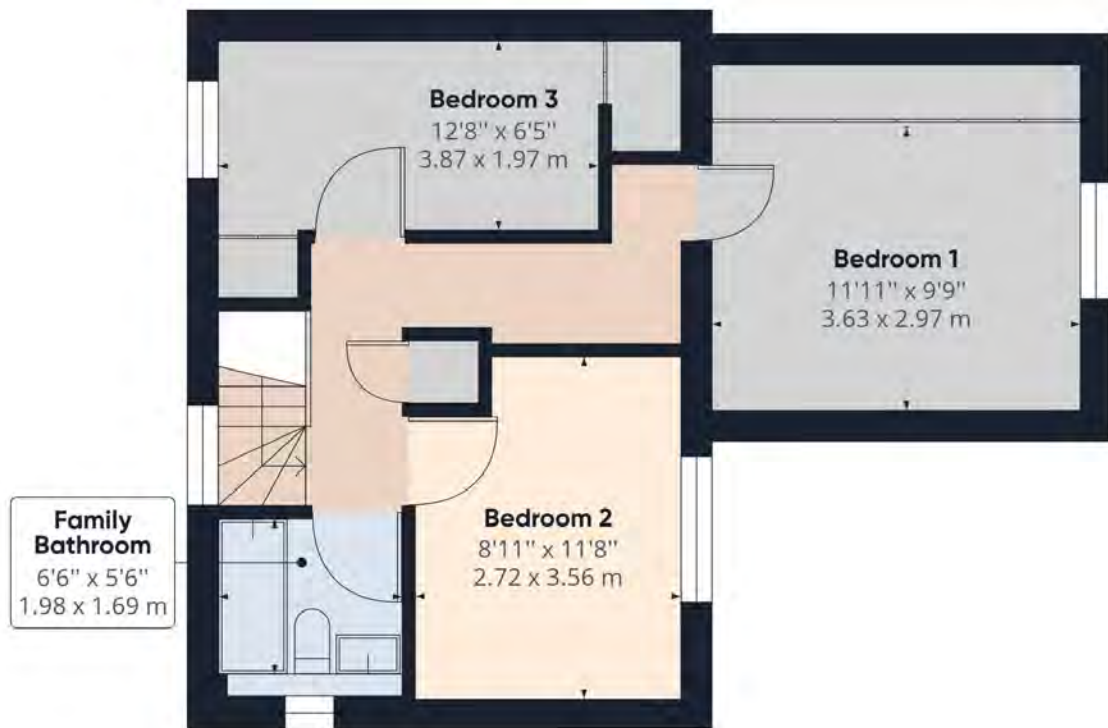
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01837 500600
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.