Bond Oxborough Phillips

Changing Lifestyles

28 Woodland View
Holsworthy
Devon
EX22 6DD



£925.00 pcm – Unfurnished

Deposit - £1,067.00







Changing Lifestyles

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holsworthy.rentals@boppproperty.com

28 Woodland View, Holsworthy, Devon, EX22 6DD

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This semi-detached split level house has 3 bedrooms (one ensuite), sunny south facing elevated setting, enclosed rear garden and off road parking. The property benefits from solar panels and oil fired central heating complimented by double glazing throughout. It occupies a prime spot in this nicely established residential development on the town edge with good access to Holsworthy's excellent amenities and is available immediately on a long term let. EPC = C

- SEMI-DETACHED
- SPLIT LEVEL HOUSE
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- 21FT INTEGRAL GARAGE
- SOLAR PANELS
- OFF ROAD PARKING
- LONG TERM LET
- EPC RATING - C
- COUNCIL TAX BAND - C

Directions

From the centre of Holsworthy proceed along Fore Street, turning right into Bodmin Street. Continue along Bodmin Street and just after the traffic lights, the entrance to Woodland View will be found on the left hand side. Upon entering Woodland View take the first left turning and proceeding up the small hill. No.28 will be found directly in front of you.

RENT: £925.00 per calendar month
DEPOSIT: £1,067.00

Property let as seen - available immediately on a long term let.

A verifiable household income of at least £27,750.00 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.