Bond Oxborough Phillips

Changing Lifestyles

2 Sceftbeara House
Shebbear
Beaworthy
Devon
EX21 5RU



£1,250.00 per month - Unfurnished

£1,442.00 – Deposit







Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

2 Sceftbeara House
Shebbear,
Beaworthy,
Devon,
EX21 5RU

Changing Lifestyles

Description

A great opportunity to rent this newly refurbished 4/5-bedroom semi-detached house in the in the popular village of Shebbear. Enjoying a peaceful setting whilst remaining within easy walking distance of the village's everyday amenities, this property benefits from off road parking for several vehicles, good sized garden, gas central heating and double glazing throughout. The property is available immediately. EPC – Exempt.

Directions

From Holsworthy proceed on the A3072 Hatherleigh road and after 4 miles, upon reaching Brandis Corner, turn left signed Shebbear. Follow this road until reaching Battledown Cross (ignoring previous turnings to Shebbear), and turn left towards Shebbear. Proceed into the centre of the village and at the crossroads, follow the road down to the left. The property will be found further down on the right side.
What3Words - drum.refusals.eyeliner

Attributes

- PROPERTY TO RENT
- VILLAGE LOCATION
- NEWLY REFURBISHED
- 4/5 BEDROOMS
- OFF ROAD PARKING
- GARDEN
- GAS CENTRAL HEATING
- AVAILABLE IMMEDIATELY
- COUNCIL TAX BAND = D
- EPC EXEMPT



Rental Conditions

RENT: £1,250.00
DEPOSIT: £1,442.00

Property let as seen. Available immediately.

A verifiable household income of at least £37,500.00 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.