



Bond
Oxborough
Phillips

Changing Lifestyles

31 Hunters Wood
Great Torrington
Devon
EX38 7NX

£1,100 per month Unfurnished



Changing Lifestyles

01805 624 426
torrington.rentals@bopproperty.com

31 Hunters Wood, Great Torrington, Devon, EX38 7NX



- EPC: C
- Council Tax Band: B
- Link detached family home
- Countryside views
- Open Plan Living
- Ground Floor Cloakroom



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What more could you want than a property you can call home with just a 10 minute walk to both Torrington Schools? Located in a family friendly location, views from the back garden and conservatory. A spacious open plan reception and kitchen area overlooking the enclosed rear garden. This modern 3 bedroom linked detached house enjoys two double bedrooms and a single bedroom with the option for an extra guest room or office/study on the ground floor in the rear part of the garage. One simple downstairs toilet and a three pieced bathroom which includes an electric shower over the bath upstairs. Ideal sized driveway fitting approximately two vehicles with access leading to an up and over garage door with a space for some storage. If this description describes the perfect place for you to call home then don't hesitate to contact us to arrange a viewing.

The home is available from the now. EPC rating: C
Council tax band B

The rent for the property is £1100 per calendar month unfurnished.

The electricity is supplied by mains electric. The heating is served by a gas fired boiler.

Super fast broadband is available (information pertaining to speeds are available from <https://checker.ofcom.org.uk/> or <https://www.openreach.com/fibre-checker/>). Please note that it is not the landlords responsibility to provide a fixed telephone line to the property and any prospective tenant should check this before committing to a tenancy. Mobile phone coverage: Limited to most networks indoors. Mobile reception is likely to all networks outdoors (see Ofcom checker for further information).

In addition to the first months rent a deposit of £1265.00 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 that if this property is offered to you, then you will be required to pay the equivalent of 1 weeks holding fee to secure the property, and will go against the first months rent in advance.

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:

- £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

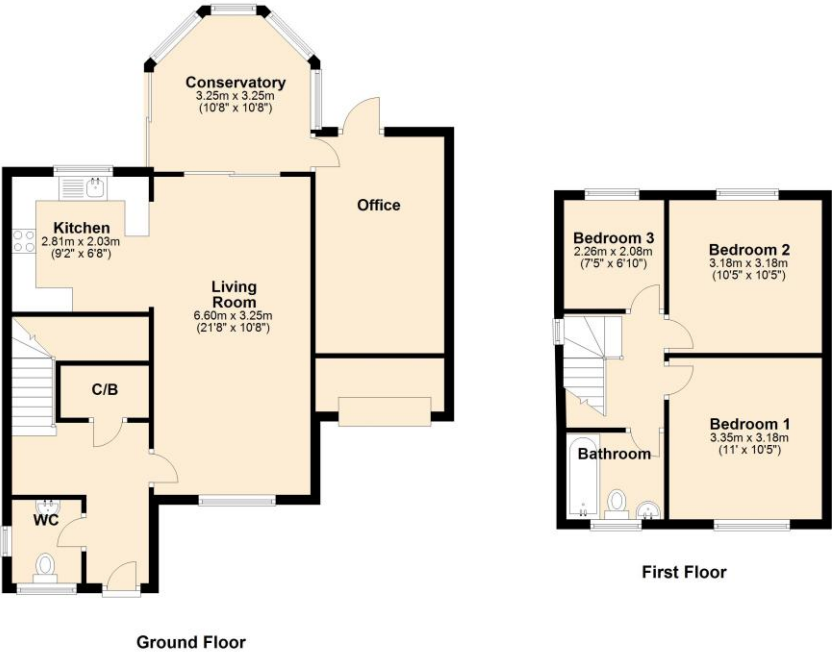
approximate and are purely given as a guide. Please refer to Bond Oxborough Phillips Lettings guidance notes for prospective tenants.

If you would like to view the property, or if you require any further information, please do not hesitate to contact Bond Oxborough Phillips Lettings.

Viewing is strictly through BOND OXBOROUGH PHILLIPS LETTINGS and by appointment only.

Bond Oxborough Phillips Torrington obtains Client Money protection through CMP (Client Money Protect). Membership no: CMP003350

Bond Oxborough Phillips Torrington are members of The Property Ombudsman. Membership No: R00193-3



Directions

From Torrington town centre take the Well Street exit and at the road junction turn left. At the mini roundabout turn right signposted Barnstaple/South Molton and continue until the next mini roundabout. Take the B3227 signposted South Molton and turn second right into Borough Road. Turn first left into Burwood Road and then first right into Parkes Road as the road bears right, take the left hand turning into Hunters Wood, where the property will be situated after a short distance on your right hand side with To Let board and numberplate clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		