



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

35 Mill Street  
Great Torrington  
Devon  
EX38 8AL

**£750 per month Unfurnished**



Changing Lifestyles

01805 624 426  
[torrington.rentals@bopproperty.com](mailto:torrington.rentals@bopproperty.com)

35 Mill Street, Great Torrington, Devon, EX38 8AL

With great views of the commons from the rear windows and courtyard garden, this 2 double bedroomed mid terraced house has so much to offer!

Accommodation: Lounge, separate dining room, kitchen with breakfast bar, including cooker and washing machine, space and plumbing for a dishwasher, 2 double bedrooms and bathroom to the first floor.

The property is conveniently located for the town centre and its amenities including bakeries, butchers, supermarket, veg shops and The Plough Art Centre and is a short walk from Rack Park. Torrington is surrounded by 365 acres of beautiful Commons and is only around 10 miles from the beach.

The home is available now. EPC Rating: C.

Council tax band A

The rent for the property is £750 per calendar month, unfurnished.

Pets by negotiation.

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 landlord's 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: Likely to most networks indoors. Mobile reception is likely to all networks outdoors (see Ofcom checker for further information).

In addition to the first month's rent a deposit of £865.00 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](http://www.depositprotection.com)

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