



Bond
Oxborough
Phillips

Changing Lifestyles

18 Greenbank Close
Great Torrington
Devon
EX38 7DT



£1,000 per month Unfurnished



Changing Lifestyles

01805 624 426
torrington.rentals@boproperty.com

18 Greenbank Close, Great Torrington, Devon, EX38 7DT



- EPC: C
- COUNCIL TAX BAND A
- 3 BEDROOM FAMILY HOME
- QUIET LOCATION
- GREAT OUTLOOK
- RECENTLY REFURBISHED
- AVAILABLE IMMEDIATELY



A spacious three-bedroom terraced house, situated on the outskirts of Great Torrington. The property briefly comprises, a spacious living room, separate dining room, kitchen and ground floor shower room. There is an additional bathroom to the first floor. The home benefits from a newly fitted kitchen and bathroom along with new carpets. There is also enclosed front and rear gardens and a modern gas to radiator heating system. Available from now!

The water is on metered.

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

Fibre 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: Some networks limited to outdoors only. (see Ofcom checker for further information)

The rent for the property is £1000.00 per calendar month exclusive of all outgoing and payable monthly in advance. The property will be let on a six-month assured shorthold tenancy.

In addition to the first month's rent a deposit of £1153.00 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

A full Energy Performance Certificate is available upon request.

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.

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- One weeks holding deposit (£253.00) to secure the property. This will go against the first month's 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 up to £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.



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.

Please do not hesitate to contact the team at the Bond Oxborough Phillips Sales & Lettings on

01805 624 426

For more information or to arrange an accompanied viewing on this property.

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FLOORPLAN



Directions

From Great Torrington Town Centre, leave the town a head in the direction of Barnstaple. Go along Calvesford Road and the School will be on your right. Take the next right turn into Greenbank. Follow the road, bearing first left and then right, with the rear of Waterloo Gardens on the right. Bear right at the end and 18 Greenbank Close is on the left of the Green.

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.