



Bond
Oxborough
Phillips

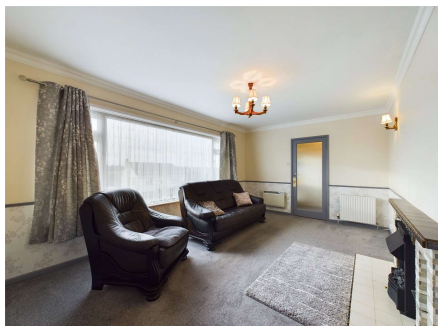
Changing Lifestyles

1 Central Avenue
Holsworthy
Devon
EX22 6DB



£1,100.00 per month

£1,269.00 Deposit



Changing Lifestyles

01409 254 238
holsworthy.rentals@bopproperty.com

Description

A great opportunity to rent this well presented and spacious 3 bedroom detached bungalow. The residence benefits from landscaped front and rear gardens, LPG gas central heating, off road parking and a separate garage. This property is available immediately on a long let. EPC E.

Directions

From our office proceed along Fore Street and turn right into Bodmin Street, and then take the first right into Croft Road. Proceed along Croft Road for approximately 250 yards and then turn left into Westcroft Road. Take the second turning on the left into Central Avenue whereupon number 1 will be found on the left hand side.

Attributes

- DETACHED BUNGALOW
- 3 BEDROOMS
- OFF ROAD PARKING FOR 3 VEHICLES
- LANDSCAPED FRONT AND REAR GARDEN
- SEPARATE SINGLE GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO TOWN CENTRE
- AVAILABLE ON A LONG TERM
- EPC = 'E'
- COUNCIL TAX BAND 'D'

Rental Conditions

RENT: £1,110.00 per calendar month

DEPOSIT: £1,269.00

Property let as seen, unfurnished - This property is available immediately on a long let.

A verifiable household income of at least £35,250 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)

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.

