



Sunshine
Fore Street
Langtree
Torrington
Devon
EX38 8NG



£1,100.00 pcm – Unfurnished
Deposit - £1,269.00



Sunshine, Fore Street, Langtree, Torrington,
Devon, EX38 8NG

Changing
Lifestyles

An opportunity to rent this 3 bedroom detached house, completed to an exceptionally high finish with internal oak doors and flooring fitted throughout. Includes electric underfloor heating downstairs, with radiators upstairs and solar PV panels. These produce electricity which can be used throughout the property making this an exceptionally economical house to run. Allocated parking for 2 cars and garden. Popular village location, nicely situated for commuting between the towns of Holsworthy, Torrington and Bideford.

RENT: £1,100.00 per calendar month

DEPOSIT: £1,269.00

Property let as seen - available immediately.

A verifiable household income of at least £33,000.00 per annum is required to be considered.

References will be required.

Langtree is a popular thriving village with a real sense of community that is conveniently located a short drive from the historic town of Great Torrington. The nearest coastline is roughly a 25 minute drive to the North and beautiful Dartmoor National park can be explored to the South.

Directions

From Holsworthy proceed on the A388 Bideford Road for 11 miles and upon reaching Stibb Cross continue towards Torrington and upon reaching Langtree continue through the village whereupon you will see the properties on the right with for sale boards clearly displayed. In order to park, carry on past taking the next right hand turn and then turn immediately right and you will come to the parking area at the rear of the properties.



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.

Changing Lifestyles

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