



Bond
Oxborough
Phillips

Changing Lifestyles

97 Castle Hill Gardens
Great Torrington
Devon
EX38 8EX



£775 per month Unfurnished



Changing Lifestyles

01805 624 426
torrington.rentals@boproperty.com

97 Castle Hill Gardens, Great Torrington, Devon, EX38 8EX

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A two-bedroom mid terrace property within easy reach of Great Torrington and all of its facilities and is not situated on a main thoroughfare. The property has gas central heating, is double glazed, and is available unfurnished although the carpets and oven are included in the let. There is a patio area to the rear and the rest of the garden is mainly laid to lawn. There is also a garage available with the property in a separate detached block. Available now! EPC - D

The water is metered.

The council tax is band A.

Please note that there will be one weeks holding deposit to secure property which equates to £178.00.

In addition to the first months rent a deposit of £894.00 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: 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:

- One weeks holding deposit to secure property. This will go against the first months 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 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 Great Torrington centre take the road out of town in the direction of Beaford and Exeter. Go past the BP/M&S Garage along New Road and take the second right and the first left into Castle Hill Gardens. You should go past the Castle Hill Doctors Surgery that should be on your right. Take the Second Right and No 97 is on the left hand side.