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2 SOUTHLEY COURT

South Molton, Devon, EX36 4BL

£750 per month

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AVAILABLE TO RENT IN South Molton a 2 bedroom mid terraced mews style cottage situated in the heart of South Molton town centre. Gas CH & DG. Unfurnished. Sorry no smokers and no pets. Long let. EPC- C. C Tax Band A

South Molton Lettings Office: The Square, South Molton, Devon, EX36 3AQ **Email:** sm.lettings@webbers.co.uk

Key Features

- 2 BEDROOM COTTAGE
- Mews Style in the heart of town
- Parking space nearby
- Unfurnished
- Gas CH
- Double glazing
- Long let
- Sorry no pets
- No smokers

Overview

Shared courtyard-

Front door to - Entrance Hall
Coat hooks, stairs to first floor and landing. Steps down to:

Open plan Kitchen/dining/living room *19'1" x 13'4" (5.82m x 4.06m)*
Kitchen area: Fitted with a range of beech fronted high and low level units, single drainer stainless steel sink set into work surface with cupboards under and above. 4 ring electric hob with electric oven and extractor hood above, lino flooring and spotlight. Cupboard housing gas fired boiler and space with plumbing for washing machine.

Living area: Carpet, double glazed window to front, feature cupboard with shelves, storage cupboard with power, TV point (not tested)

Stairs & Landing
Carpet. Doors to all rooms.

Bedroom 1 *13' x 10'7" (3.96m x 3.23m)*
Double glazed window to front, carpet, TV point (not tested), large wardrobe cupboard.

Bedroom 2 *12'5" x 10'1" (3.78m x 3.07m)*
L Shaped room. Double glazed window to front, carpet, TV point (not tested)

Room Sizes

Entrance Hall	
Kitchen Dining Room	19'1" x 13'4" (5.82m x 4.06m)
Stairs & Landing	
Bedroom 1	13' x 10'7" (3.96m x 3.23m)
Bedroom 2	12'5" x 10'1" (3.78m x 3.07m)

Directions

On foot- from our office proceed down South Street. Take the 1st left into Market Street and Southley Court can be found on the left hand side beside the vets.

The Area

Southley Court is situated only a short walk from the centre of the popular and attractive market town of South Molton. Focused around the town square South Molton offers a comprehensive range of everyday amenities including: a large variety of shops, Sainsbury's supermarket, Post Office, pubs, restaurants and cafe's. Schooling to secondary level, a health centre and library are amongst the many other facilities available. The town dates from the Saxon era and is absolutely bustling when the increasingly popular twice weekly pannier market (Thursday/Saturday) and stock market (Thursday) take place. The A361 bypasses the town and provides quick access to the regional centre of Barnstaple to the west and Tiverton and M5 to the east, Tiverton Parkway Station provides an express service to London Paddington. The main bus route from Tiverton to Barnstaple passes through town providing excellent links to surrounding areas.

View this property

Please contact our South Molton Lettings Office on 01769 575795

VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE LETTING AGENT.

View Details Online

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A century of caring for your *happiness* and your *home.*

Viewing

Please contact our **South Molton Lettings** office on **01769 575795** if you wish to arrange a viewing appointment for this property or require further information.

SERVICES:	Mains gas, electric, mains water and mains drainage connected.
REFERENCES:	Any tenancy is subject to referencing which will include a satisfactory credit check, landlord reference and verification that your income is greater than £22,500 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £173.07
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £865.35 or Service charge payable to Reposit (www.reposit.co.uk) of £173.070. Please ask for further information.
GENERAL NOTE:	Attics/eaves/cellars will not be included or form part of any tenancy.
PETS:	Any additional pets will subject to separate negotiation

BROADBAND AND MOBILE PHONE: We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

APPROVED TENANT CHARGES

The only payments you can expect in connection with a tenancy are: a) the rent; b) a refundable tenancy deposit capped at no more than five weeks' rent. This will be held in a Deposit Scheme as security for the performance of all obligations in connection with the tenancy for example in case of any damage at the end of the tenancy or a charge to an impendent company providing a deposit alternative service, if offered; c) a refundable holding deposit (to reserve a property) capped at no more than one week's rent. We can retain this holding deposit if you: • Provide false or misleading information which reasonably affects our decision to let the property to you (i.e. calls into question your suitability as a tenant, this can include your behaviour in providing the false or misleading information) • Fail a right to rent check • Withdraw from the proposed agreement (decide not to let) or Fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) when the landlord and/or agent has done so. Where we wish to retain the holding deposit, we will set out in writing the reason for this within 7 days of deciding not to enter the agreement or the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received by a landlord or agent (unless otherwise agreed in writing); d) payments to change the tenancy when requested by the tenant (e.g. a change of sharer or permission to keep pets on the property) capped at £50 including VAT; e) payments associated with early termination of the tenancy, when requested by the tenant and agreed by the landlord. This would not exceed the financial loss that a landlord will suffer in permitting, or reasonable costs that have been incurred by the agent in arranging for, the tenant to leave early; f) payments in respect of utilities, communication services, TV licence and council tax; g) a default fee for late payment of rent and replacement of a lost key/security device.

For clarification we wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to rent, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk