



3 SOUTHLEY ROAD
South Molton, Devon, EX36 4BL

£800 per month



WELL PRESENTED 2 bedroom town house situated within the heart of South Molton. Accommodation: Kitchen, living room, bathroom and 2 good size bedrooms. Gas CH. Shared courtyard. Parking space. Sorry no smokers. Unfurnished. Long let.

Key Features

- WELL PRESENTED 2 bed
- Mews style house
- Located in a convenient location
- Shared courtyard
- Unfurnished
- Gas Ch
- Parking space
- Sorry no smokers
- Long let

Overview

Front door opening to:

Kitchen 15'3" x 10'9" (4.65m x 3.28m)

Fitted with a range of modern high and low level units, single drainer stainless steel sink set into work surface, recess for washing machine, tumble dryer and fridge freezer, radiator, tiled floor, smoke alarm, cupboard housing gas boiler and fuse board.

Living Room 15'2" x 11'9" (4.62m x 3.58m)

Window to front, radiator, carpet, BT and tv point (not tested).

Hallway

Stairs to first floor, smoke alarm, light fitting,

Bathroom

White suite comprising of panelled bath, shower over, wash hand basin, low level wc, window to front, radiator, extractor fan.

Bedroom 2 15'3" x 9'3" (4.65m x 2.82m)

Window to front, radiator, carpet, walk in wardrobe cupboard.

Bedroom 1 15'1" x 10'5" (4.6m x 3.18m)

Window to front, radiator, carpet.



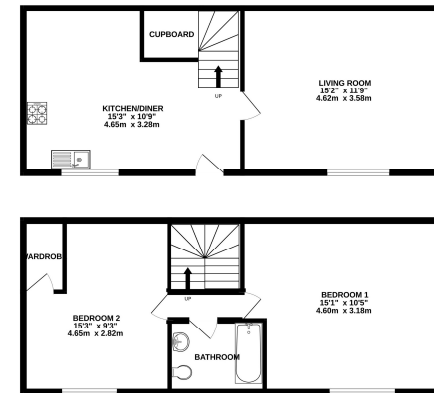
Room Sizes

Kitchen	15'3" x 10'9" (4.65m x 3.28m)
Living Room	15'2" x 11'9" (4.62m x 3.58m)
Hallway	
Bathroom	
Bedroom 2	15'3" x 9'3" (4.65m x 2.82m)
Bedroom 1	15'1" x 10'5" (4.6m x 3.18m)

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.

3 SOUTHLEY COURT



*After every viewing the buyer must accept the accuracy of the figures contained here, measurements of other buildings shown and any other facts that are apparent and not specifically stated. We are not responsible for any errors or omissions. The figures are approximate and should not be used as a basis for any legal proceedings. The views are not intended to represent any other views.

Directions

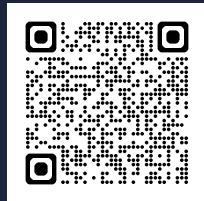
On foot- from our office proceed down South Street. Take the 1st left into Market Street and Southley Court can be found on the left hand side beside the vets.

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](#)





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 £24,000 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £184.61
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £923.05 or Service charge payable to Reposit (www.reposit.co.uk) of £184.61. Please ask for further information.
GENERAL NOTE:	Attics/eaves/cellars will not be included or form part of any tenancy.
PETS:	No pets without the express prior permission of the landlord, which will not be unreasonably withheld.

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>