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56 CHURCHILL CRESCENT £995 per month

South Molton, Devon, EX36 4EL

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WELL PRESENTED 3 BEDROOM semi detached family home situated in this popular estate just a short distance from the town centre. Accommodation: Hallway, wc, kitchen/diner, living room, 3 bedrooms and family bathroom. Level rear garden with spacious summerhouse/office space. Unfurnished. Gas CH & D/G. Sorry no smokers. EPC- D. Council Tax- B.

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

Key Features

- Well Presented
- 3 bedroom family semi-detached
- Family home
- Short distance from town
- Level rear garden with spacious summerhouse/office
- Unfurnished
- Gas central heating & Double glazing
- Sorry no smokers
- EPC- D

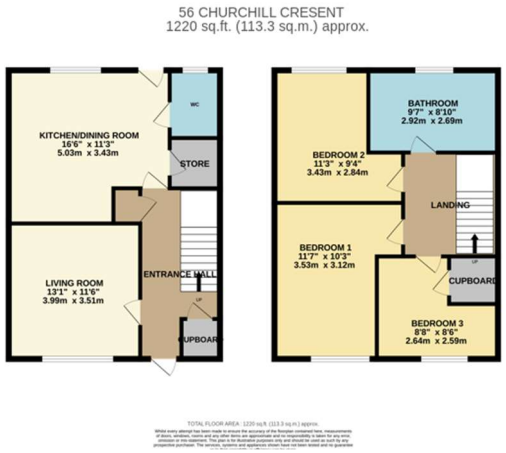
Entrance Hall Double glazed front door, radiator, cupboard housing gas fired boiler and fuse board, shelving, coats hooks and understairs storage, additional storage cupboard.
Kitchen Dining Room *16'6" x 11'3" (5.03m x 3.43m)* Fitted with a range of wood fronted high and low level units, single drainer stainless steel sink set into worksurface with recess under for dishwasher and washing machine, space for an american style fridge freezer, recess for electric cooker, extractor fan, tiled splashback, shelving, vertical radiator. Door to WC. Door to larder cupboard with space for tumble dryer or appliance, shelving. Double glazed window and door to rear garden.
Living Room *13'1" x 11'6" (4m x 3.5m)* Double glazed window to front elevation, radiator, TV point and bracket, feature lighting, white walls.
WC White low level wc, wash hand basin, frosted double glazed window to rear.
Stairs & Landing
Bedroom 1 *11'7" x 10'3" (3.53m x 3.12m)* Double glazed window to front, radiator, carpet, built-in overhead cupboards and bedside tables.
Bedroom 2 *11'3" x 9'4" (3.43m x 2.84m)* Double glazed window to rear, radiator, carpet.
Bedroom 3 *8'8" x 8'6" (2.64m x 2.6m)* Double glazed window to front, radiator, carpet.
Bathroom *9'7" x 8'10" (2.92m x 2.7m)*
Modern fitted suite comprising of a japanese deep soaking bath, low level wc, pedestal wash hand basin with storage, walk-in shower with thermostatic shower and shower screen. Spotlights, heated towel rail, storage unit, tiled walls and flooring, frosted double glazed window to rear.
Garden
To the front of the property is a low-maintenance gravelled garden with a pathway leading to the entrance. The enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring a paved patio area, a central lawn, attractive planted borders and gravelled sections. The garden also benefits from a useful side store and a spacious summerhouse, offering additional space for office space, hobbies or storage.
Summerhouse *15'6" x 9' (4.72m x 2.74m)*





Room Sizes

Kitchen/ Dining Room	16'6" x 11'3" (5.03m x 3.43m)
Living Room	13'1" x 11'6" (4m x 3.5m)
Bedroom 1	11'7" x 10'3" (3.53m x 3.12m)
Bedroom 2	11'3" x 9'4" (3.43m x 2.84m)
Bedroom 3	8'8" x 8'6" (2.64m x 2.6m)
Bathroom	9'7" x 8'10" (2.92m x 2.7m)
Summerhouse	15'6" x 9' (4.72m x 2.74m)



Directions

From our office, leave The Square via South Street, before taking the third turning on the right into Churchill Crescent. Continue through the development, where number 56 can be found on around to the right and on your left hand side.

The Area

The property is within easy reach of excellent local amenities which include a Sainsbury's supermarket, various shops, pubs and restaurants, a post office, a health centre, a public park with a swimming pool, and schools for all age ranges. Popular for its specialist shops and twice weekly market, the town stands just off the A361 (North Devon link road) which provides a quick route to the regional centre of Barnstaple (12 miles) and the M5 and national rail links at Tiverton. Within easy driving distance of Exmoor and the popular North Devon coast, the area offers a wide range of outdoor pursuits including horse riding, cycling, golf and fishing.

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

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 £29,850 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £229.61
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £1148.05 or Service charge payable to Reposit (www.reposit.co.uk) of £229.61. *(Minimum fee £150.00)* 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