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Forester Cottage, West Ford

Ash Mill, South Molton, Devon, EX36 4QW

£945 per month

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RURAL 3 bedroom cottage tastefully decorated throughout and situated amongst the lovely North Devon countryside. The cottage is set within a complex of cottages all with shared courtyard and allocated parking. Accommodation: Hallway, Living room with multi fuel stove, kitchen, hallway, 3 bedrooms and family bathroom/wc. Allocated parking. Electric heating. Shared laundry facilities. Sorry no smokers. Water rates included. Available furnished, part furnished or unfurnished- to be negotiated. Council Tax Band- A.

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

Key Features

- RURAL 3 bedroom cottage
- Situated amongst the lovely North Devon countryside Shared courtyard
- Living room with woodburning stove
- 3 bedrooms and bathroom/wc
- Allocated parking
- Shared laundry facilities
- Available furnished, part furnished or unfurnished
- No smokers

Overview

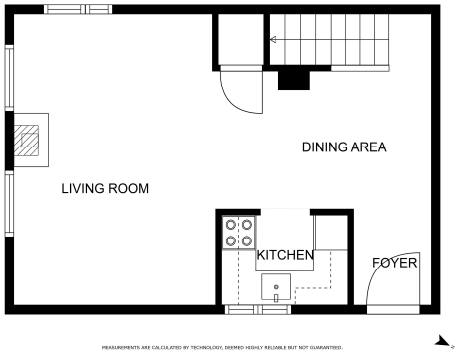
Entrance Hall
Curtain rail, fuse board. Opening up to Living/Dining room. Stair case to first floor.
Kitchen: *7'3" x 5'1" (2.2m x 1.55m)*
A range of high and low level units, single drainer stainless steel sink, double glazed window to front, recess housing electric cooker, space for tall fridge/freezer, lino flooring.
Living room *23'11" (7.28) x 16'8" (5.07) x 7'4" (2.24)*
L shaped room. 3 double glazed windows to front and side elevations with views over the surrounding countryside, multi fuel stove with slate hearth, carpet, TV point, telephone point, exposed beams, night storage heater.
Stairs & Landing
Access to loft space (not to be used), exposed beams, smoke alarm.
Bathroom:
White suite comprising of panelled bath with electric shower over, shower screen, low level wc, pedestal wash hand basin, tiled splashback, airing cupboard, shaver light, extractor fan, lino flooring.
Bedroom 2: *11'4" x 8'3" (3.45m x 2.51m)*
Double glazed window to rear elevation with views over the countryside, night storage heater, spot lights, carpet.
Bedroom 3: *8'10" x 8'1" (2.7m x 2.46m)*
Double glazed window to front elevation, built-in cupboard, carpet, spotlights, exposed beams.
Bedroom 1: *14'6" x 8'2" (4.42m x 2.5m)*
Double glazed window to rear elevation, night storage heater, carpet, spotlights, exposed beams, TV point (not tested).

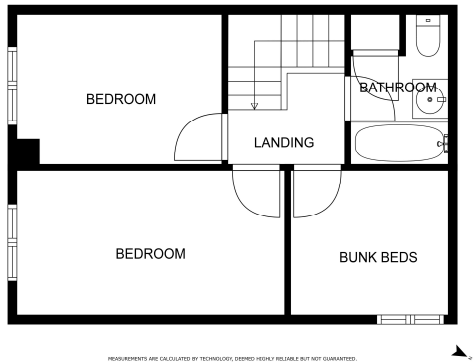




Room Sizes

Kitchen:	7'3" x 5'1" (2.2m x 1.55m)
Living room	23'11" (7.28) x 16'8" (5.07) x 7'4" (2.24)
Stairs & Landing	
Bathroom:	
Bedroom 2:	11'4" x 8'3" (3.45m x 2.51m)
Bedroom 3:	8'10" x 8'1" (2.7m x 2.46m)
Bedroom 1:	14'6" x 8'2" (4.42m x 2.5m)





The Area

Forester Cottage is set in this beautiful and peaceful countryside of rural North Devon yet within easy reach of amenities. South Molton offers a full range of facilities including shops, post office, infant, junior and secondary schools, library and health centre plus a weekly market, public house and indoor swimming pool. The North Devon link road (A361) is close by and provides easy access to Barnstaple, the regional centre of North Devon with further amenities including shopping centre, out of town superstores and leisure centre. The A361 also gives easy access to Tiverton with its associated railway network and the M5.

Directions

From our office in South Molton, proceed out of town along East Street. Follow the road until you get to The Mill Inn public house at Bish Mill, take the turning on the right sign posted Bishops Nympton. Keep on this road until you get to Ash Mill. Proceed through Ash Mill and after a short distance a sign to West Ford can be seen on the right hand side, take this turning and take the next right signed 'lodges'. Follow the road all the way around and park in the allocated area. The access to the cottages is through the gate which will take you to the shared courtyard.

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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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:	Water and sewerage included. Electricity to be billed by the landlord.
REFERENCES:	Any tenancy is subject to referencing which will include a satisfactory credit check, landlord reference and verification that your income is greater than £28,350 (being 2.5 x gross yearly rent).
HOLDING DEPOSIT:	Equal to one week's rent of £218.07
TENANCY DEPOSITS OPTIONS:	A deposit equal to five weeks' rent being £1090.35
GENERAL NOTE:	Attics/eaves/cellars will not be included or form part of any tenancy.
PETS:	Any 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