EXMOOR PROPERTY









The Old Office, Old Tannery Drive, South Molton
£1,100 pcm

A brand new three bedroom home with enclosed rear garden and parking in the popular Old Tannery Site in South Molton.

- Garden
- Parking
- 3 Bedrooms
- End Terraced House
- Gas fired central heating
- Large Entrance Hall
- Office/Study/Fourth Bedroom
- Kitchen
- Living/Dining Room
- Utility Room
- WC
- Bathroom
- Ensuite Shower

Rent	£1,100 pcm
Viewing	Strictly by appointment with Exmoor Property - Head Office Telephone 01769 573881 (24/7)
Reference	RL0365
Additional Information	Council Tax Band: TBC (North Devon Council) Deposit: £1,269 Parking options: Driveway, Off Street, Residents Garden details: Enclosed Garden, Private Garden, Rear Garden Electricity supply: Mains Heating: Gas Mains Water supply: Mains Tenant fees schedule Applies only to Assured Periodic Tenancies (APTs) in England from 1 May 2026 in line with Tenant Fees Act 2019 and Renters' Rights Act 2025/2026 Tenancy Deposit (per tenancy) Annual rent below £50,000 Five weeks' rent Annual rent above £50,000 Six weeks' rent The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act. Rent The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period. Rent in advance of move in date Rent is payable following signing of the tenancy agreement and in accordance with the agreed tenancy terms. For tenancies entered into on or after 1 May 2026, no more than one month's rent may be requested in advance. CLIENT MONEY PROTECTION: Late Payment of Rent Interest may be charged on unpaid rent if it remains outstanding for more than 14 days. Interest will be charged at a maximum of 3% above the Bank of England Base Rate from the date the rent became due until payment is made.

Lost Key(s) or other Security Device(s)
Tenants are liable for the actual cost of replacing any lost keys or security devices. If the loss results in locks needing to be changed, or replacement security devices being issued, the tenant will be charged the reasonable cost of a locksmith or security engineer, new lock and replacement keys/devices for all relevant parties.
Variation of Contract (Tenant's Request)
£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)
£50 (inc. VAT) per replacement tenant or reasonable costs incurred if higher. Includes referencing, Right to Rent checks, deposit registration and legal documentation.
Early Termination (Tenant's Request)
If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlord's reasonable costs. Under an Assured Periodic Tenancy, then the landlord can charge a fee if their tenant does not give the correct amount of notice. The usual amount of notice is two months. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.