



Flat 3

9 Silver Street, Tiverton, Devon, EX16 6RD

A second floor one bedroom flat located a short distance from the town centre

£425 per month

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- Close to all local amenities
- Electric heating
- Double Glazing

Description

A second floor unfurnished one bedroom flat with double glazing and electric heating situated close to the town's amenities. Comprising Hallway, open plan Living Room/Kitchen with plumbing for washing machine and spaces for electric oven, fridge and freezer, Bedroom and Bathroom. Sorry no pets. Council Tax Band A; EPC Band E.

Situation

Silver Street lies close to the centre of Tiverton which provides an excellent range of shopping, banking, recreational healthcare and educational facilities. Easy commuting via the North Devon Link Road either to the north coast via Barnstable or eastward back to the M5 (J27) and Parkway mainline railway station. Exeter lies some 18 miles to the south and offers a more comprehensive range of facilities as befitting a Cathedral City and Taunton, the County Town of Somerset lies approximately 19 miles to the north, again offering a varied and comprehensive range of facilities.

Outside

There is no outside space with this flat.

Directions

On foot from our office turn right and cross over to the entrance of the 'Pannier Market'. Continue to the end and cross over in to Castle Street. Continue to walk up this road and turn right into Silver Street where number 9 will be found on the right-hand side, as denoted by our 'To Let' board.

Viewing

Strictly by appointment with Greenslade Taylor Hunt.
5 Fore Street, Tiverton, Devon, EX16 6LN
Telephone: 01884 242523 Email: rental.tiverton@gth.net

Holding Deposit

A Holding Deposit equivalent to one weeks rent (£98) is applicable. This payment will be deducted from the first month's rent or paid back to the tenant via bank transfer once referencing has been completed and a tenancy start date agreed. Please see our terms and conditions for more details.

The holding deposit is non-refundable if the tenancy does not go ahead due to the tenants providing false or misleading information, withdrawing their application or failing the right to rent check. Details will be put in writing to the tenants within 7 days of the application not proceeding.

Additional fees which may apply;

- Late payment of rent: 3% above the Bank of England base rate which, after 14 days of non-payment, can be backdated to the day

the rent was due.

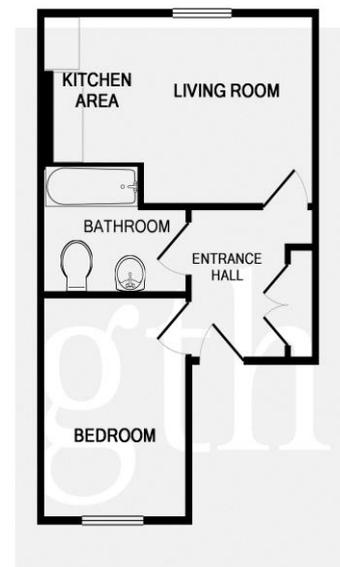
- Any keys or security devices that are lost or broken by the tenant during the tenancy will be chargeable to the tenant.
- Any alternations/variations to the tenancy agreement and made at the tenant's request: £50.
- Early termination fee (with landlords' consent): £360. All charges are inclusive of VAT.

A property cannot be held in reserve until all relevant monies have been paid.

Tenancy Deposit

A deposit equivalent to five weeks rent is payable, being £490, which is refundable at the end of the tenancy, subject to any damages or dilapidations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 287 SQ.FT. (26.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE For clarification we wish to inform the prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.