

**4 BELMONT COURT  
TIVERTON  
EX16 6AD**

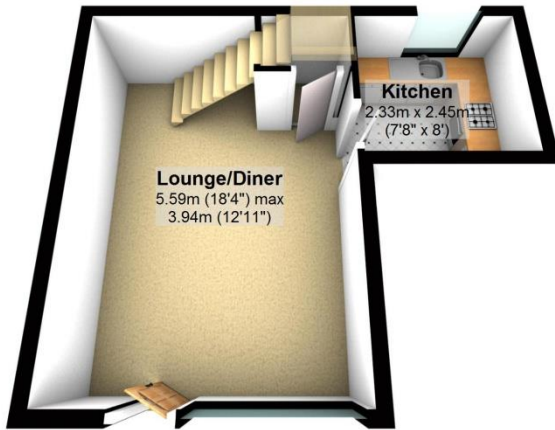


**Monthly Rental of £600 PCM  
Admin fees apply**

**Viewing: By appointment with Watts To Let 01884 253309**

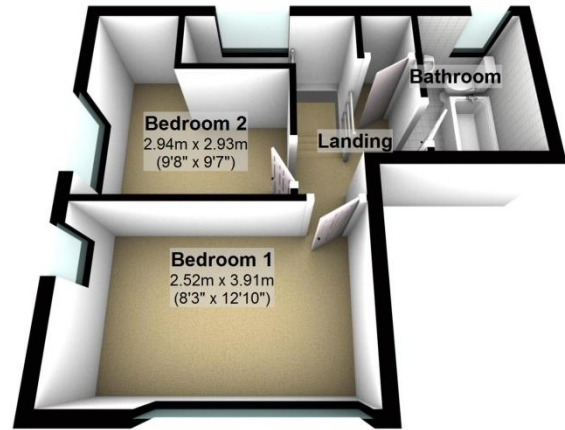
### Ground Floor

Approx. 27.4 sq. metres (295.4 sq. feet)



### First Floor

Approx. 27.9 sq. metres (299.8 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

Floorplans for information purposes only. Not to scale.  
Plan produced using PlanUp.

**PROPERTY:** Well presented 2 bedroom house conveniently situated within easy walk of the town centre. Admin fees apply.

**DIRECTIONS:** From the town centre market car park carry straight across Newport Street into Castle Street and bear right at the end into Silver Street. Turn left at the T-junction into Park Street then right into Belmont Road, where the property will be seen on the right.

**SERVICES:** All mains services. Gas central heating.

**COUNCIL TAX:** B

**EPC RATING:** C: 71. A full EPC report is available on request or can be viewed on our website.

**LETTINGS:** The property is available to rent unfurnished on a 6 month Assured Shorthold Tenancy Agreement.

**RENT:** £550 per calendar month, exclusive of all charges.

**DEPOSIT:** £550 returnable at the end of the tenancy, subject to any deductions.

**AGENCY FEES:** A £200 holding fee will be required to secure this property. This is non-refundable if referencing is unsuccessful or if you withdraw your intentions to proceed. This holding fee covers part of the cost of the administration fee if your application is successful. The holding fee will only be accepted after a viewing at the property has taken place and will hold a property for a maximum of 7 days after receipt of completed references.

The administration fees are £180 for one applicant, £270 for two applicants. If a guarantor is required there is an additional charge of £90. All prices include VAT.

**AVAILABLE DATE:** Immediate.

**NOTE:** No DSS, no pets, no smokers.