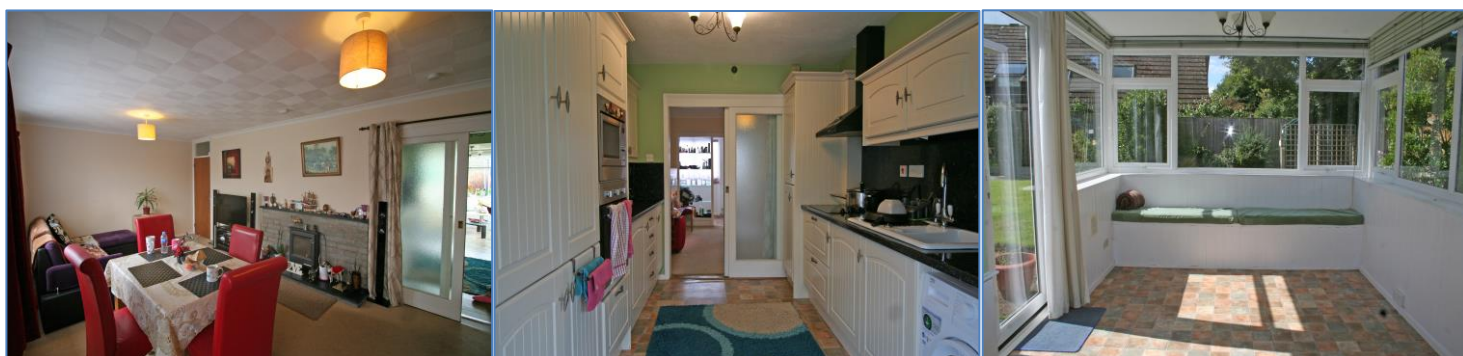


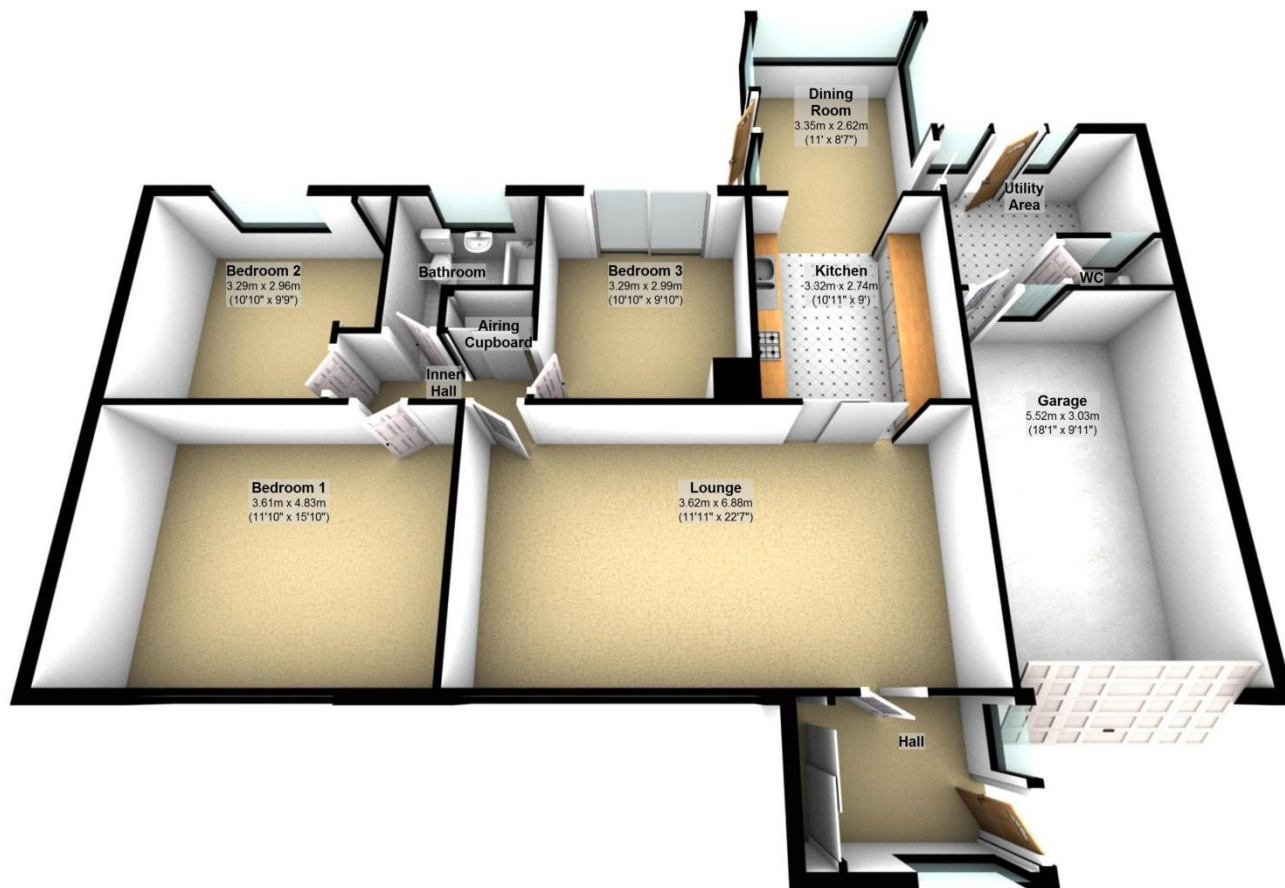
**7 ST LAWRENCE CLOSE
TIVERTON EX16 4ED**



Monthly Rental Of £950

Viewing: By appointment with Watts To Let 01884 253309

Ground Floor
Approx. 122.5 sq. metres (1319.0 sq. feet)



Total area: approx. 122.5 sq. metres (1319.0 sq. feet)
Floorplans for information purposes only. Not to scale.
Plan produced using The Mobile Agent.

PROPERTY: AVAILABLE NOW. This delightful bungalow occupies one of the best positions within this highly sought-after area on the eastern outskirts of the town. The lovely large landscaped gardens (gardener included) give access onto the towpath of the Grand Western Canal with its scenic walks into open countryside.

DIRECTIONS: From the town multi storey car park take the 1st exit at the roundabout towards the M5. Take the 2nd exit at the following two roundabouts following the signs towards Halberton onto Blundell's Road. After passing Blundell's School take the right turn into Tidcombe Lane. After about a half mile turn left into Glebelands Road then immediately right into St Lawrence Close, where this property will be seen at the end of the close on the right.

SERVICES: All mains services (except gas). Oil central heating.

COUNCIL TAX: D

EPC RATING: E:50. 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: Monthly Rental Of £950, exclusive of all charges.

DEPOSIT: £1,100, 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: Early March 2018.

NOTE: No pets, no smokers.