

**10 MERCERS CLOSE
TIVERTON EX16 6AE**

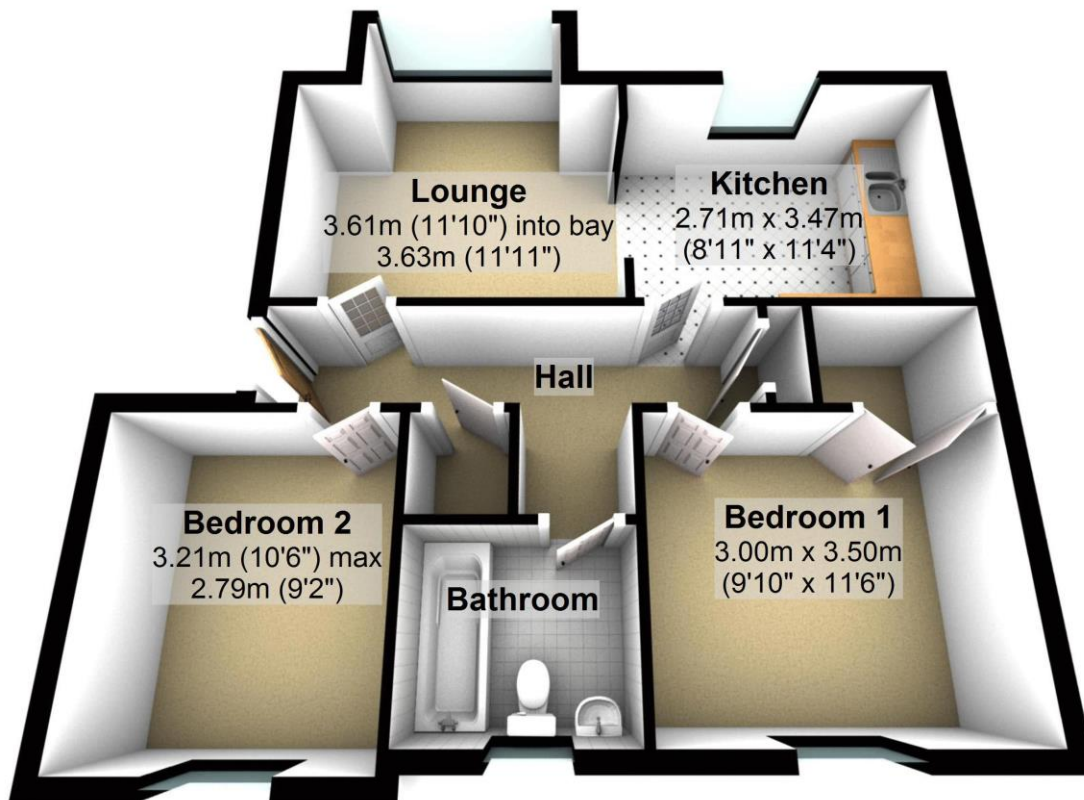


Monthly Rental Of £550

Viewing: By appointment with Watts To Let 01884 253309

First Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)

Floorplans for information purposes only. Not to scale.
Plan produced using The Mobile Agent.

PROPERTY: This most impressive modern apartment provides good sized accommodation. It occupies a very pleasant open position in the popular Moorhayes area with excellent local amenities 'on the doorstep', including Tesco Express, community centre, children's nursery, hairdresser and Chinese takeaway together with an excellent bus service to the town centre. It also offers easy access to the leisure centre, High School & college, Primary School, hospital and Tiverton Business Park. The North Devon Link road runs closeby offering dual carriageway access to Junction 27 of the M5 motorway (about 7 miles distant).

This property is available for a six month Assured Shorthold Tenancy which may be renewable at the end of the initial fixed term. One month's rent deposit is to be paid at the start of the tenancy which will be held by The Deposit Protection Service in accordance with current legislation. An administration fee will be payable upon application for the property the amount will be dependent on whether it is a sole or joint application by the prospective tenant/s. A full credit check, references and formal identification will be required.

DIRECTIONS: From the town centre multi-storey car park take the first exit at the roundabout onto the Great Western Way and follow the signs to Taunton & the M5. At the McDonald's roundabout take the first exit into Lea Road. After passing Tesco Express and the community centre take the next left into Mercers Close where the apartment will be seen on the left with the parking area to

the rear.

SERVICES: Mains water, drainage & electricity.

COUNCIL TAX: B

EPC RATING: C. 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 £550, exclusive of all charges.

DEPOSIT: £575, 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 administration of the tenancy agreement at £70, plus VAT and referencing at £50 plus VAT per person.

AVAILABLE DATE: Early November.

NOTE: No pets, no smokers.