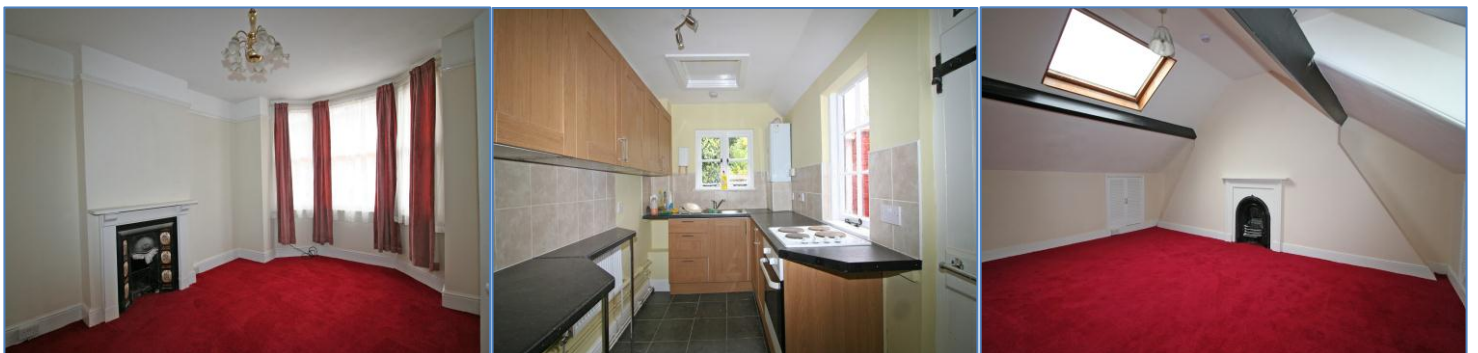


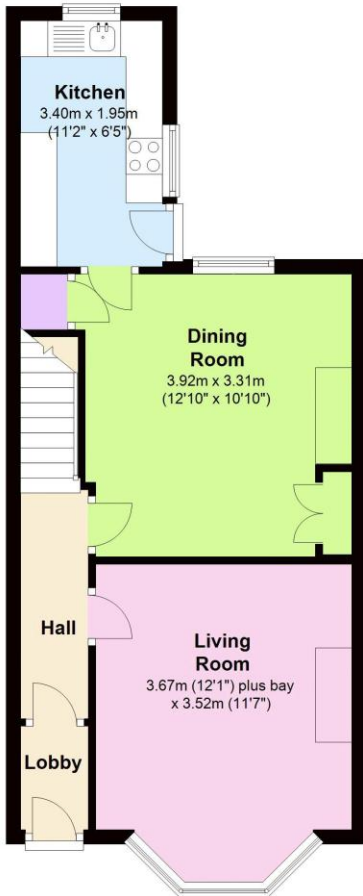
**18 SEYMOUR TERRACE
TIVERTON EX16 5JR**



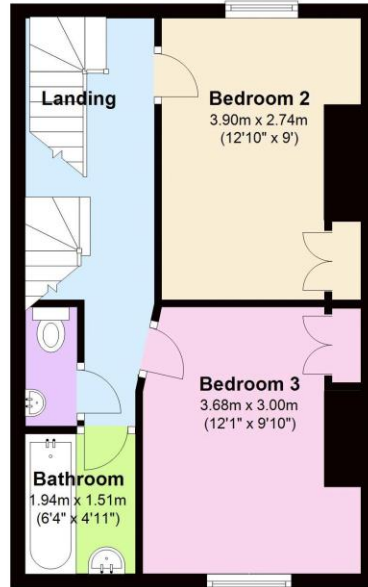
Monthly Rental Of £695

Viewing: By appointment with Watts To Let 01884 253309

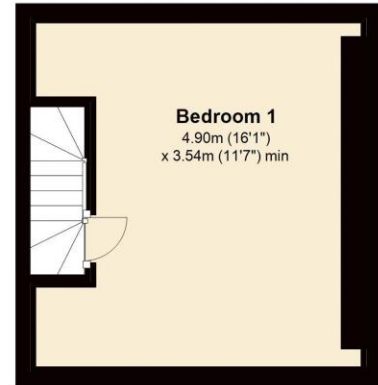
Ground Floor



First Floor



Second Floor



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

PROPERTY: This lovely 3 bedroom character property provides a very comfortable, spacious family home. It is conveniently situated in the popular Westexe area of Tiverton and offers easy access to 2 Primary Schools, High School & Petroc College. Other local amenities include a range of local shops, church, pub and a delightful recreation park, all within about a quarter of a mile level walk, whilst Morrison's supermarket and Tiverton Hospital are within about half a mile near level walk. The town centre itself is again within about half a mile and provides an excellent range of shopping and recreational facilities.

DIRECTIONS: From the town multi-storey car park take the third exit at the roundabout towards Crediton, then the third exit at the following roundabout after crossing over the river into Westexe South. Take the first exit at the next mini-roundabout into St Paul Street, then bear right at the end of this street by the church into Church Street. Turn first left into Wellbrook Street, then the first right into John Street where this house will be seen at the far end of the road on the right hand side.

SERVICES: All mains services. Gas central heating.

COUNCIL TAX: B

EPC RATING: 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 £695, exclusive of all charges.

DEPOSIT: £695, 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: Immediately.

NOTE: No pets, no smokers.