

£795 Per Month **PCM**

  
**seddon's**



**8 Fig Tree Court Canal Hill, Tiverton, EX16 4JD**

This nicely presented flat is available to over 55's only. Located within The Fig Tree Court development the rent includes water and heating. EPC: C

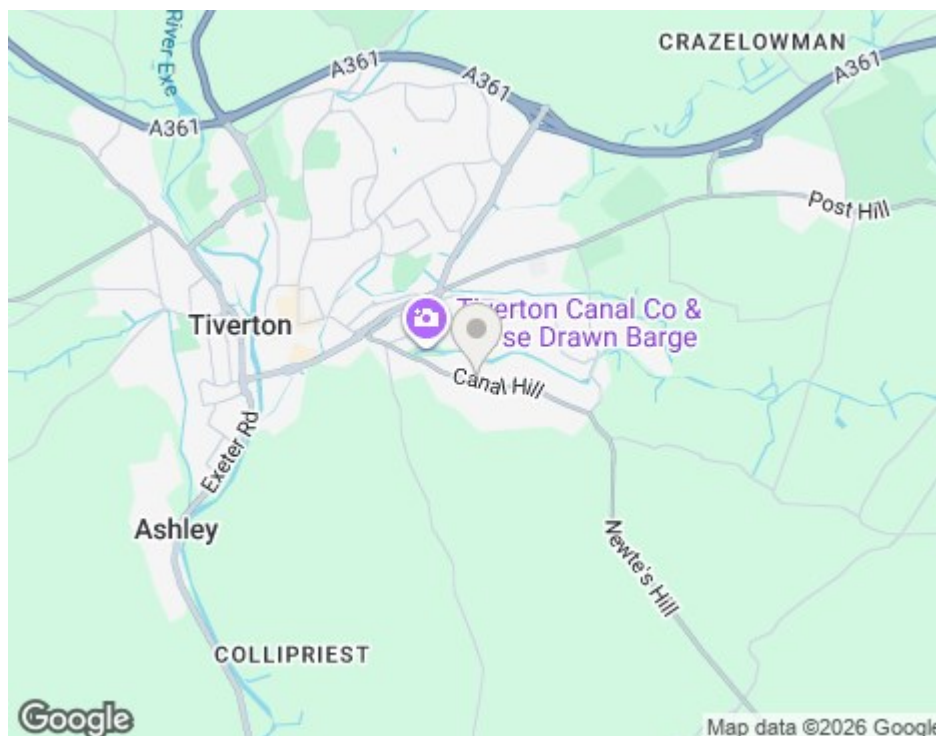
**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500





Council Tax Band: A



### Lettings:

The property is available to rent on an Assured Periodic Tenancy.

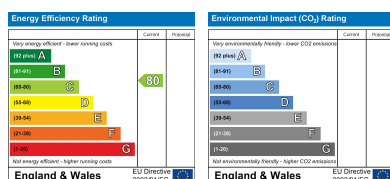
### Rent:

£795 Per calendar month (includes water and heating only)

### Utilities:

Mains electric, water and drainage

### Energy Performance Certificate (EPC)



**Permitted Payments:** As well as paying the rent, you may also be required to make the following payments before the tenancy starts (payable to Seddons Lettings 'The Agent')

**Deposit:** 5 week's rent.

£915 returnable at the end of the tenancy, subject to any deductions.

**Holding Deposit:** 1 week's rent.

The holding deposit, the equivalent of one week's rent, will be allocated to the first month's rent once satisfactory references have been received. If a tenant withdraws their application once referencing has commenced, or if misleading information is provided, or if information is withheld from the application form, the holding deposit is non-refundable. Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences, but may apply for other types of tenancy, such as company lets or contractual tenancies.