£1,150 Per Month

seddons









1 Ash Drive, Cullompton, EX15 1SU

- Popular cul-de-sac location with easy access to M5
- Modern kitchen with extension attached
- Garden with storage shed
- Bathroom
- Mains gas, electric, water/drainage. CT Band C
- Off road parking for two cars.
- Lounge
- 3 bedrooms
- New carpets fitted
- Rent £1,150 pcm, deposit £1,325.

1 Ash Drive, Cullompton EX15 1SU

This well presented, semi detached house with generous living accommodation is situated within a popular cul-de-sac on the edge of town with good access to both the M5 and town centre amenities. EPC: C

3 | 1 | 1 | C | Council Tax Band: C







This well-presented three-bedroom property is in good decorative order throughout, benefiting from neutral décor and recently fitted carpets.
The ground floor comprises a comfortable living room, a spacious kitchen, and a substantial rear extension providing additional living space with access to the enclosed rear garden.
Upstairs, the property offers three bedrooms and a family bathroom.
Outside, there is an enclosed rear garden with a useful garden shed, together with a small front garden running alongside the driveway. The property also benefits from tandem off-road parking for two vehicles.

Ash Drive is a popular cul-de-sac positioned on the edge of Cullompton, offering quick access to Junction 28 of the M5 and within easy reach of the town's amenities.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

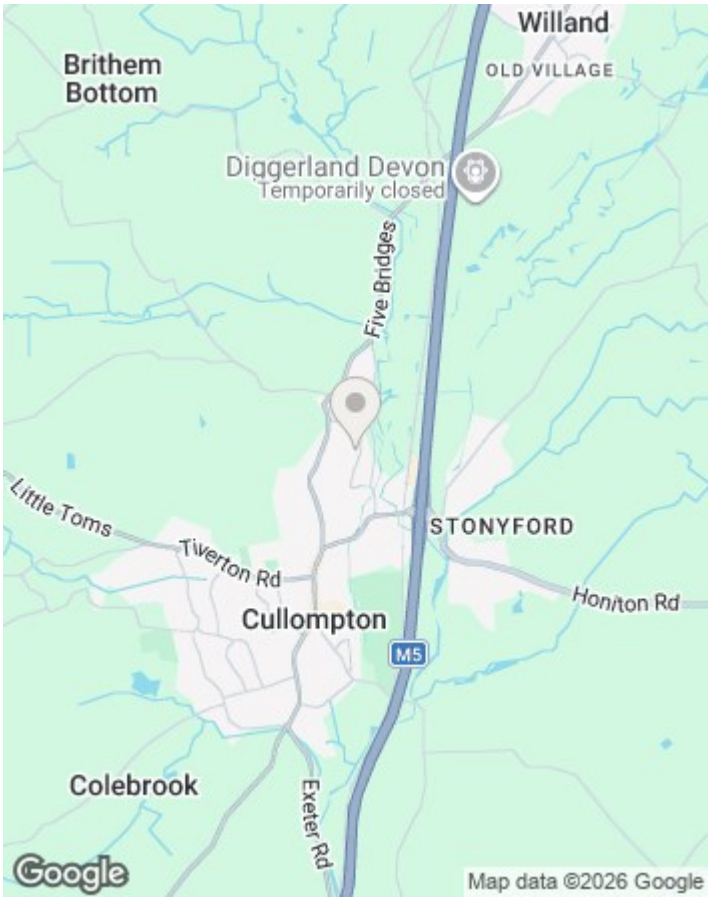
Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, in office or on request.
* Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences but may apply for other types of tenancy i.e. company lets and contractual tenancies.

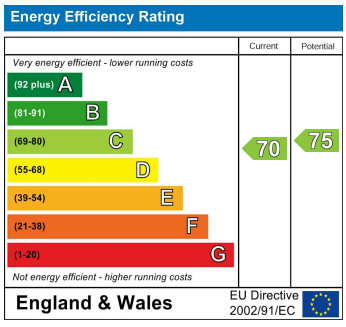


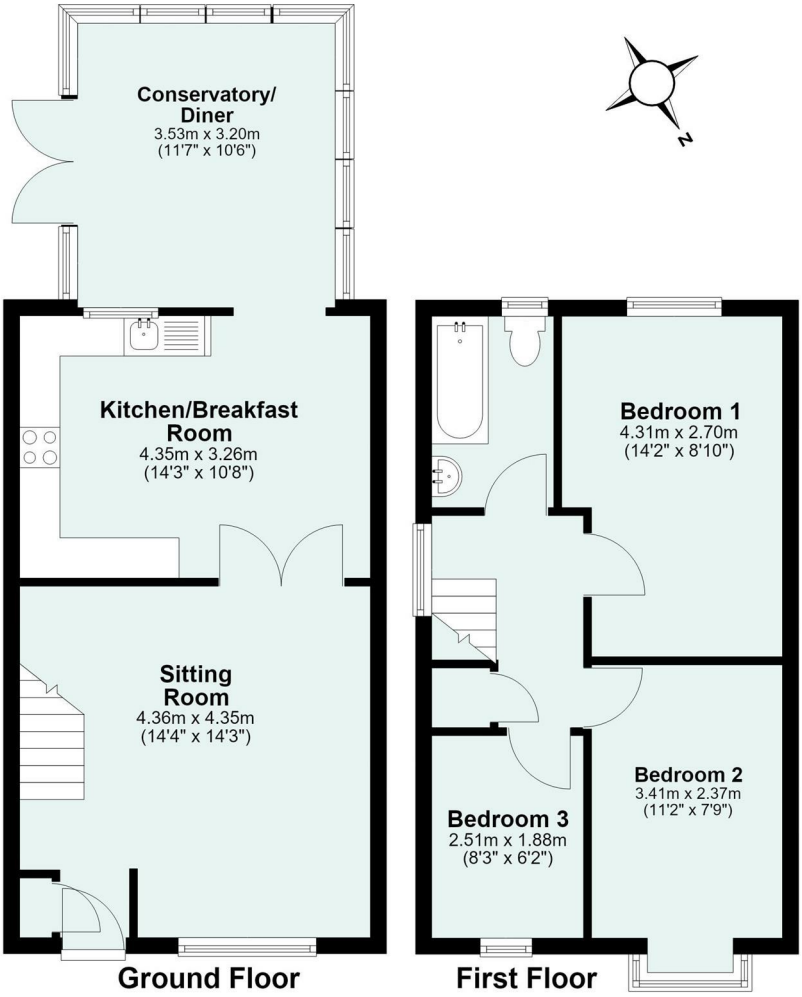
Directions

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:





Total area: approx. 79.0 sq. metres (849.8 sq. feet)





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Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.