



A well presented second floor flat offering a double bedroom, sitting room/kitchen, situated in the heart of Dulverton. Tenant fees apply. EPC rating: D

Flat 3, 12-16 Fore Street, Dulverton, Somerset, TA22 9EX

£485 PCM

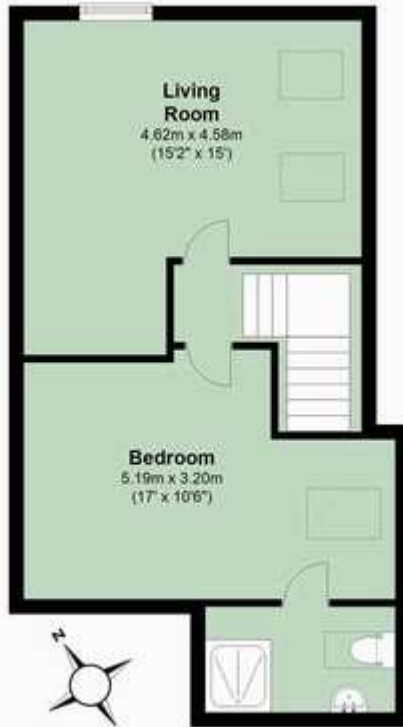
- Communal Entrance
- Sitting Room/Kitchen
- Double Bedroom
- Shower room



Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
100-150 kWh/m ² A		10-15 g/kWh A	
80-100 kWh/m ² B		15-20 g/kWh B	
60-80 kWh/m ² C		20-25 g/kWh C	
40-60 kWh/m ² D		25-30 g/kWh D	
20-40 kWh/m ² E		30-35 g/kWh E	
10-20 kWh/m ² F		35-40 g/kWh F	
0-10 kWh/m ² G		40+ g/kWh G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Floor Plan - For layout identification purposes only. Not To Scale

Flat 3, Tantivy, Dulverton



Total Area (Approx 41.5sq/m 447.2sq/ft) includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC

The Property

This is a double bedroom flat situated on the second floor above the Tantivy in the centre of Dulverton.

Dulverton, a pretty small town is within the Exmoor National Park renowned for its natural beauty and the property lies within the Dulverton conservation area.

Services: Mains water and electricity.

Council Tax: Band A

Enquiries: Please contact Tiverton office on 01884 253500 or email: tivertonlettings@seddons.com

Directions: The property is situated above the Tantivy in the centre of Dulverton

Energy Performance Certificate (EPC): Seddons have a full EPC for this property, available on request or via the internet.

Agency Fees: To secure this property we agree to pay Seddons a holding fee of £100 per person. The holding fee covers **part** of the cost of administration charge. Charges for one applicant £186.00 including VAT. Charges for two applicants £270.00 including VAT. A guarantor is an additional £90.00 including VAT.

The holding fee is refundable less any costs incurred where a tenant withdraws their application once referencing has commenced, misleading information is given or information is withheld on the application form.

Lettings

The property is available to rent on a six monthly renewable Assured Shorthold Tenancy, unfurnished.

Rent: £485 per calendar month exclusive of all charges.

Deposit: £600 returnable at the end of tenancy, subject to any deductions. In the event of a landlord accepting a pet, a higher deposit may be required.

BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • DULVERTON 01398 324488
HONITON 01404 44100 • TIVERTON 01884 253500 • LONDON 020 7467 5330

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