



WOOLLIAMS

Property Services

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A character Cottage in an established part of Braunton

Available early/ mid April 2020 subject to the outcome of suitable references

House benefits Gas Fired Central Heating and Double Glazing

Recently fitted Kitchen and Bathroom

Kitchen/Breakfast Room with range of units including Oven, Hob and Extractor

Entrance Porch, Lounge, Ground floor Bathroom, 2/3 First Floor Bedrooms

Enclosed Rear Courtyard and higher level rear Garden enjoying views

This is a delightful property available on a long term basis No pets allowed



2 Abbotts Hill, Braunton

Devon EX33 2ED

£750 pcm

ACCOMMODATION

ENTRANCE PORCH

uPVC double glazed front door off, matwell.

LOUNGE 14' 9" x 12' 0" (4.50m x 3.65m)

Front door off, uPVC double glazed window, built in cupboards to each recess, radiator.

KITCHEN/BREAKFAST ROOM 14' 8" x 10' 3" (4.46m x 3.13m)

Archway access from Lounge, uPVC double glazed window. This will be newly fitted with a brand new range of high gloss units with inset single drainer sink unit, range of base and wall units, built in oven, hob and extractor, staircase to first floor.

REAR LOBBY

Part glazed door to rear garden, built in boiler cupboard which will have a new gas fired combination boiler to feed domestic hot water and central heating system, radiator.

GROUND FLOOR BATHROOM

This will be fitted with a brand new white suite comprising panelled bath, shower unit, pedestal wash hand basin, low level WC, radiator.

FIRST FLOOR LANDING

BEDROOM 1 12' 2" x 11' 10" (3.72m x 3.60m)

Affording views across Braunton towards the burrows, radiator, door to:

BEDROOM 3/DRESSING ROOM 9' 4" x 6' 5" (2.84m x 1.95m)

uPVC double glazed window affording views across Braunton towards the burrows.

BEDROOM 2 13' 2" x 10' 7" (4.02m x 3.23m)

Radiator.

OUTSIDE

There is a small lower enclosed courtyard area and outside implement store, there is then a set of concreted steps which lead to a high level garden above and behind the property, this has been predominantly lawned and enjoys delightful views across Braunton Village, beyond to open countryside and Braunton burrows.

SERVICES

Mains water, electricity, gas & drainage connected.

COUNCIL TAX

Band B

VIEWING

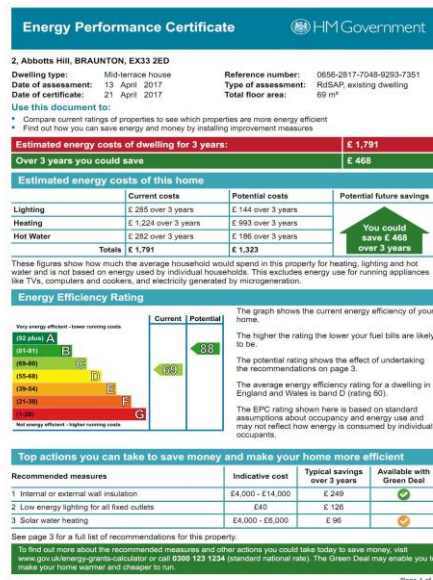
By appointment through Woolliams Property Services Telephone: Office Hours 01271 328586
Out of Office Hours: 07977 269098 OR
www.woolliamspropertyservices.com

REQUIREMENTS

Suitable references and the outcome of a satisfactory credit check. 5 weeks rent as security deposit and 1 months rent payable in advance. Tenants will be required to pay all Utility bills such as Council Tax, electricity, gas, water and drainage. Sorry no pets or smokers. Working tenants only.

TENANT INFORMATION

The tenant fee ban was introduced from the 1st June 2019 and affects any tenancy that started from this date. Landlords and letting agents are now unable to charge any fees whatsoever in the set up of a tenancy. Therefore tenants are not required to pay fees for referencing, preparation of tenancy agreements or inventories etc nor any costs directly in relation to the tenancy itself. Landlords and agents are however within their rights to charge a refundable holding deposit should a tenant wish to pursue the rental of a property. In view of this we will take a holding deposit equivalent to no more than 1 weeks rent, and should the tenancy proceed this will be deducted from the 1st months rent or security deposit. If the tenancy does not proceed this holding fee is refundable. The tenant fee ban also makes clear details of the level of the security deposit. Under the ban the maximum security deposit that can be taken for a property can be no more than 5 weeks rent. In view of this the security deposit for this property will be 5 weeks rent and will be lodged within the DPS Custodial Deposit Scheme once the tenancy starts



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.