



WOOLLIAMS

Property Services

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This is a beautifully appointed 1 bedroom 1st floor flat situated in Newport

Close to local amenities

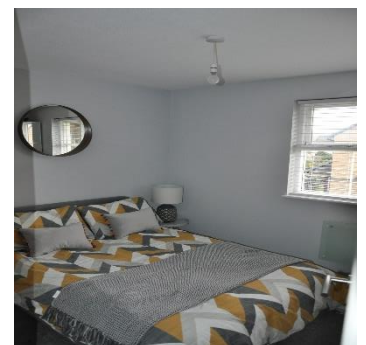
The property has been extensively refurbished and decorated in the last 18 months

Re-fitted kitchen with a range of units and integrated appliances including oven hob extractor and washer dryer

There is a re-fitted bathroom with white suite 1 double bedroom

Communal parking in a large car parking area

Pets cannot be considered at this property and for referencing purposes a verifiable income of 18,000 pa or better will be required



3 Hollowtree Court, Newport

Barnstaple EX32 9DL

£625 pcm

ACCOMMODATION

COMMUNAL LOBBY AREA

Staircase to the 1st floor

ENTRANCE HALL

Front door off electric panel heater access to loft space entry phone large built-in storage cupboard grey fitted carpet

LOUNGE 11' 9" x 10' 8" (3.58m x 3.25m)

tv point electric panel heater telephone point grey fitted carpet

BEDROOM 10' 8" x 8' 5" (3.25m x 2.56m)

Electric panel heater grey fitted carpet

KITCHEN 11' 9" x 6' 6" (3.58m x 1.98m)

This is re-fitted with a range of dark blue units and brass handles comprising inset single drainer carbonate sink unit with mixer tap h&c integrated washer/dryer below cupboard and built-in wine rack working surface with draws and cupboards below inset ceramic hob built-in electric oven stainless steel cooker hood part tiled walls wood effect laminate flooring

BATHROOM

Re-fitted with a white suite comprising square ended shower bath with a glazed shower screen mixer tap h&c Mira Sport electric shower fully tiled wall area low level wc pedestal wash hand basin with tiled splash backing heated towel rail Airing cupboard housing factory lagged cylinder

OUTSIDE

There is a communal car parking area to the rear of Hollowtree Court Please note: there is no allocated car parking space there is a further communal dustbin store and drying area

SERVICES

Mains water, electricity & drainage connected

COUNCIL TAX

Band A

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 and water Non smokers No pets allowed in the building.

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

USEFUL INFORMATION

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: www.northdevon.gov.uk/my-neighbourhood

VIEWING

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

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.