



**Cliston View, Exbourne**  
**£1,250 pcm**

godfrey short & squire



## VIRTUAL VIEWING AVAILABLE

### **SUMMARY**

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MODERN SEMI DETACHED HOUSE SET WITHIN A SMALL AND SELECT DEVELOPMENT. OFFERING A HIGH SPECIFICATION THROUGHOUT WITH BI FOLD DOORS AND AN OPEN PLAN LIVING LIVING SPACE.

### **FEATURES**

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- A small and select development.
- Air source central heating
- Brand New
- Close to village centre
- Cul de sac location
- Open plan design.
- Bi fold doors to garden
- Sadly No Pets Allowed



## DESCRIPTION

They are open plan in design with air source central heating, modern kitchens (to include a range of appliances), the bathrooms are fully tiled with Roca sanitary ware. The rear gardens are very private with bi fold doors leading from the properties onto a large patio area. Comes with ample parking.

Council Tax Band: C (West Devon Borough Council)

Deposit: £1,440

Holding Deposit: £288

Electricity supply: Mains

Heating: ASHP

Water supply: Mains

Sewerage: Mains

Broadband: FTTP

### Entrance hall

### Cloakroom

### Kitchen/breakfast room

w: 4.7m x l: 3.3m (w: 15' 5" x l: 10' 10")

### Lounge

w: 5.7m x l: 3.7m (w: 18' 8" x l: 12' 2")

### First Floor Landing

### Bedroom 1

w: 3.3m x l: 3.9m (w: 10' 10" x l: 12' 10")

### En-suite

### Bedroom 2

w: 3.6m x l: 3m (w: 11' 10" x l: 9' 10")

### Bedroom 3

w: 2.2m x l: 2.7m (w: 7' 3" x l: 8' 10")

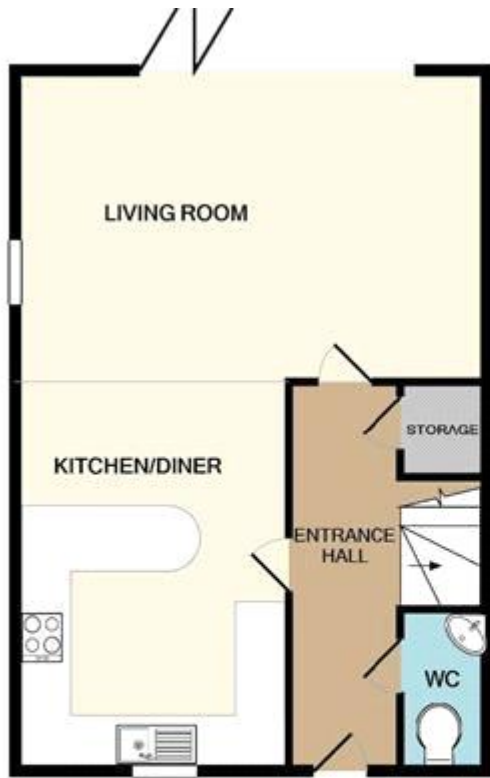
### Bathroom

### Outside

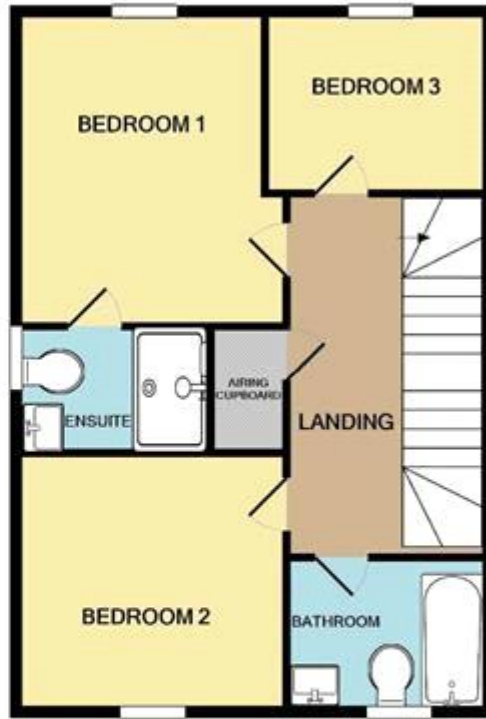
Offers a good, level garden to the rear with ample patio from the property. There are two outside lights to the rear, one at the front. External tap and sockets.

There is off road parking for four cars in dedicated spaces.





GROUND FLOOR

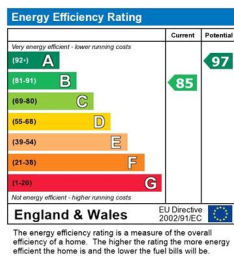


1ST FLOOR



**Permitted Payments**

Relevant letting fees and tenant protection information. In addition to paying the rent for the property (payable in advance) you will also be required to make the following permitted payments:  
 Holding deposit: equivalent to 1 weeks rent  
 Deposit: equivalent to 5 weeks rent  
 The first month's rent  
 For example: If you rent a property at an agreed rent of £750 per calendar month the amount payable will be as follows:  
 Holding deposit : £173.00  
 Deposit : £865.00  
 The first month's rent £750.00  
 The holding deposit can either be deducted from the deposit balance or returned. During the tenancy some charges may apply. Charges for replacement of lost keys/replacement of locks. The charge will be within a reasonable scale, they will also be at the rate that the locksmith or relevant trade invoices the work at and are not uplifted by GSS Property. Tenancy changes, such as requests to vary the terms or reassign the tenancy. The charge will be circa £50 + VAT or at a cost that is reasonable based on the time taken to undertake the changes.  
 The holding deposit or a reasonable amount, will be retained by GSS Property SW Ltd when a prospective tenant:  
 1 – Withdraws from the property  
 2 – Provides false information for referencing purposes  
 3 – Failure to act reasonably whilst entering the tenancy before the deadline for agreement  
 4 – Failure of the right to rent check.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Viewing by appointment only  
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