

12 Granville Place Station Road, Willand, Devon, EX15 2PR

£525 PCM

A newly redecorated one bedroom ground floor apartment conveniently located with easy links to junction 27 of the M5. The property comprises of a lounge, a kitchen, a double bedroom and a bathroom, plus storage. Allocated parking.

Description

A well presented purpose built ground floor flat situated in the popular village of Willand. The accommodation consists of a good size living room, a re-fitted kitchen, a double bedroom and bathroom. Other benefits include PVCu double glazing and electric heating. Allocated parking.

Willand

The Parish of Willand, is situated in the countryside of Mid Devon, approximately 7 miles south of Tiverton as well as either Exit 27 or 28 of the M5 with easy access to Exeter and Taunton, as well as Tiverton Parkway with routes to London (Waterloo).

There are a number of organisations in the village, covering a wide range of activities including, football, tennis, history and art. Willand is approximately three miles from Cullompton with a range of amenities including a leisure centre, supermarkets and independent shops.

General Conditions Lettings

If an offer is made for the tenancy, the Agents will take an administration fee of £180 (INC VAT) plus £60 (INC VAT) for additional tenants before taking up references. This is required to cover administration costs in taking up references, requesting credit checks, completing right to rent checks, preparing the inventory, drawing up the Tenancy Agreements, etc. This is non-returnable should you withdraw from your application, or if your references prove to be unsatisfactory. For each applicant, we must have photographic identification and also proof of residency. In-going costs include the administration fee, first month's rent and a deposit. The deposit is normally a months' rent plus £100. The deposit will be held by The Deposit Protection Service.

Lettings enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at lettings@weldenedwards.co.uk.

- One bedroom
- Living room
- Bathroom
- Allocated parking
- Ground floor flat
- Re-fitted kitchen
- Electric heating
- Energy rating- C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	54
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		