



WOOLLIAMS

Property Services

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A nicely presented, modern, purpose built ground floor Flat
Situated in popular Newport area, Benefits sealed unit double glazing
Carpets and floor coverings to lounge/kitchen and bedroom fitted in 2016
Open plan 17ft Lounge/Kitchen with built-in oven and hob
Double Bedroom Bathroom
Communal Parking
Available 2nd week of September 2020
Sorry no pets. Working tenants only



19 Hollowtree Court, Newport
Barnstaple EX32 9DL

£495 pcm

ACCOMMODATION

COMMUNAL ENTRANCE PORCH

Door to:

COMMUNAL ENTRANCE LOBBY

Access to the Flats.

PRIVATE ENTRANCE HALL

Front door off. Entry phone. Shelved storage cupboard.

OPEN PLAN LOUNGE/KITCHEN 17' 0" x 11' 6" (5.18m x 3.50m)

2 windows. Range of units with inset single drainer stainless steel top sink unit. Range of units. Built-in oven and hob. Plumbing for washing machine. TV point.

BEDROOM 10' 6" x 8' 4" (3.20m x 2.54m)

Night storage heater.

BATHROOM

White suite comprising panelled bath. Low level Wc. Pedestal wash hand basin with cupboard below.

OUTSIDE

There is communal parking for residents of Hollowtree Court.

SERVICES

Mains water, electricity and drainage connected.

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. Working tenants only

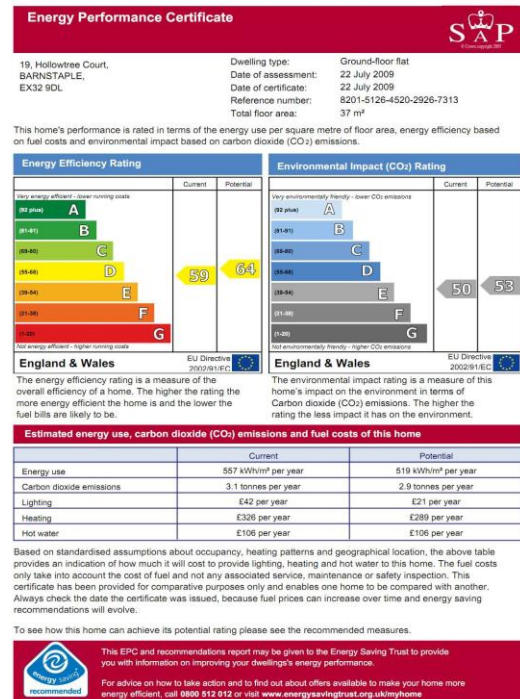
TENANT INFORMATION

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

VIEWING

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



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.