



**Horizon View, 25b Fore Street, Langtree, Torrington, EX38 8NG**

**£1,200 Per Month**

- Large Family Home
- Stunning Countryside Views
- Sought After Village Location
- Pets Considered For Additional Rent
- Long Let!
- Spacious Accommodation
- Available Mid/Late February
- Off-Road Parking
- Low Maintenance Garden

# 25b Fore Street, Torrington EX38 8NG

A beautifully detached family home located in the charming rural village of Langtree, offering breathtaking countryside views and spacious living throughout. This charming property features four bedrooms, including a master with an ensuite, and a family bathroom. Recently updated, the home boasts fresh paint throughout and brand-new carpeting on the entire first floor. With secure gates off-road parking for multiple vehicles and garden space with convenient access to village amenities.

Regret No Smoking. Pets considered for higher rent. Rent £1200.00 or £1225.00 WITH PETS.

Deposit £1384.00. Holding Deposit: £276.00 - required to secure the property.



Council Tax Band: D



## Ground Floor

### Entrance Hallway

#### WC

5'8" x 5'0"

#### Kitchen/Diner

21'1" x 11'11"

#### Lounge

21'1" x 11'11"

## First Floor

### Bedroom One

12'2" x 12'2"

### Ensuite

7'10" x 5'2"

### Bedroom Two

8'8" x 12'0"

### Bedroom Three

12'1" x 8'10"

### Bedroom Four

9'3" narr to 9'11" x 8'7"

### Bathroom

8'11" x 5'8"

### Outside

### Services

Oil fired central heating. Mains drainage.

## TENANT PROTECTION INFORMATION

Morris and Bott are members of ARLA Propertymark which is a Client Money Protection Scheme. They are also members of The Property Ombudsman which is an Independent Redress Scheme. You can find out more details on the Agent's website or by contacting them directly.

## LETTINGS FEES

In addition to paying the Rent for the property, you may also be required to pay the following permitted payments:-

- Payment for Council Tax
- Payment for Utilities (electricity, gas or other fuel, water, sewage)
- Payments for a Television Licence
- Communication Services (telephone other than a mobile telephone; the internet; cable television; satellite television).
- Green Deal charge (if any).
- Holding Deposit (per tenancy) - One week's rent - This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
- Security deposit (per tenancy. Rent under £50,000 per year) - Five week's rent - This covers damages or defaults on the part of the tenant during the tenancy.
- Security deposit (per tenancy. Rent of £50,000 or over per year) - Six weeks rent - This covers damages or defaults on the part of the tenant during the tenancy.
- Unpaid rent - Interest paid at 3% above the Bank of England Base Rate from Rent Due Date until paid on order to pursue non-payment of rent. - This will not be levied until the rent is more than 14 days in arrears.
- Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). - If the loss results in the locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant and landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
- Variation of Contract (Tenant's Request) - £50 (inc. VAT) per agreed variation. - To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
- Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. - These costs will be no more than the maximum amount of rent outstanding on the tenancy.



## Directions

From Bideford, proceed South along the Quay towards Torrington. Continue on this road without deviation passing through Landcross and take the right hand turn signposted to Monkleigh and Frithelstock. Continue through the villages of Saltrens and Monkleigh and proceed to Frithelstockstone. Upon entering the village of Frithelstockstone, pass the village hall and take the third left into Hele Lane. Follow this road without deviation, continuing down the hill and turn right onto the B3227. Follow the road to Langtree and upon entering the village the property can be found on the main road through the village on your left hand side.

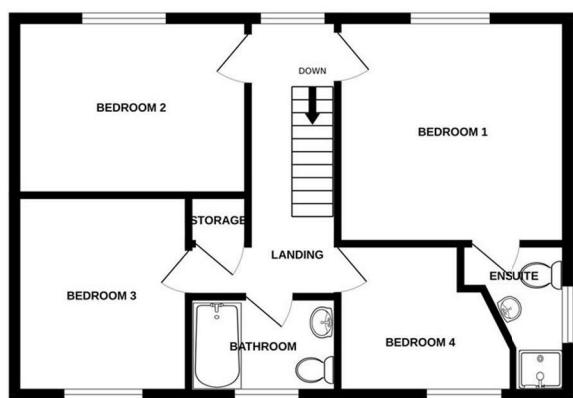
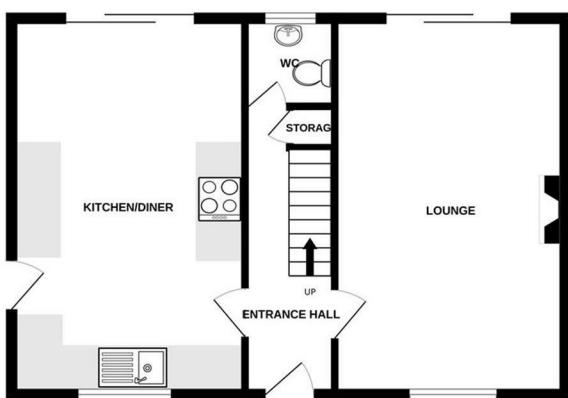


## EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	70	80

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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