

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

Apartment 17, Exminster House
Miller Way
Exminster
Devon
EX6 8FN

The Tribunal members were:

Mr J G G Wilson MRICS
Miss C D Barton MRICS

Landlord

Salter Property Investments Limited

Address

c/o Naomi J Ryan Estate Agents, 18 Southernhay West,
Exeter, Devon, EX1 1PJ

Tenant

Ms S Ladyman

1. The rent is:

£825.00

Per

Calendar
Month

**(To exclude Water Rates and
Council Tax but to include any
amounts in paragraphs 3 and 4)**

2. The date the decision takes effect is:

20 May 2025

**3. The amount included for services is not
applicable**

n/a

Per

n/a

4. Date assured tenancy commenced

20 June 2022

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord – section 11, Landlord and Tenant
Act 1985 applies. Tenant – to keep the
interior of the property as at commencement
of the tenancy, fair wear and tear excepted.

7. Furniture provided by landlord or superior landlord

None.

8. Description of premises

A first floor flat in a purpose-built three storey (ground and two upper floors) block of flats of traditional brick construction with a pitched tiled roof. The accommodation comprises: entrance hall, reception room with open plan kitchen, bedroom and shower room/WC. One parking space.

Chairman

**Mr J G G Wilson
MRICS**

Date of Decision

30 June 2025