



34 Webbers Way,  
, Devon EX16 6FB

A superbly presented two bedroom house within  
easy reach of the town centre.

Tiverton Town 1 Mile - M5 motorway (J27)/ Train Station 7 Miles - Exeter 17  
Miles

• Popular location • Kitchen • Sitting Room • Garden & Parking • Deposit  
£951 • 1 Pet Considered (terms apply) • Available early January • Council tax band  
B • 6/12 months plus • Tenant fees apply

£825 Per Calendar Month

01884 232872 | [rentals.tiverton@stags.co.uk](mailto:rentals.tiverton@stags.co.uk)



## ACCOMODATION TO INCLUDE

From front uPVC door opening into

### HALLWAY

With wood flooring, stairs rising to first floor. Door into

### CLOAKROOM

With window to front, WC, wash hand basin, radiator.

### KITCHEN

With spotlighting, window to front, tiled floor, range of cream fronted wall and base units, worksurface with tiled splashback, 1 1/2 bowl stainless steel sink unit, gas hob with extractor above, electric oven, fridge/freezer, automatic washing machine, microwave (these items can be removed if not required or are available for the tenants use however, the landlord does not except any liability to repair or replace should these items become faulty).

### SITTING ROOM

Good sized living space with understairs cupboard, table and four chairs (available for tenants use but can be removed by the landlord if not required), radiator, french door opening out into the garden.

### FIRST FLOOR STAIRS AND LANDING

With door into

### BEDROOM ONE

Good sized double room with radiator and window overlooking the rear.

### BATHROOM

With suite comprising bath with electric shower over, WC, wash hand basin, shaver point, heated towel rail, ,extractor.

### BEDROOM TWO

Double with built in cupboard, radiator and window to front.

### OUTSIDE

To the front of the property is a pedestrian path leading to front door. To the rear is a fully enclosed garden, mainly laid to lawn with patio area providing a private outside seating space. A pedestrian gate leads out to the parking area where there is allocated space for 2 cars.

### SERVICES

Mains electric, gas ,water & drainage. Council tax band B.

## DIRECTIONS

From Stags Tiverton office proceed up Bampton Street to the traffic lights, turn left into Newport Street and follow the road around passing St Peters Church. At Tiverton Castle on the left proceed down the hill and take the second exit at the mini-roundabout, take the second exit at the next mini-roundabout into Lea Road. Continue up this road passing Tesco's Express turning right into Rooks Way. At the roundabout turn right into Swan Avenue leading into Webbers Way. Follow the road bearing around to the left and then right where number 34 will be seen after a short distance on the left hand side.

## LETTING

The property is available to let on a renewable assured shorthold tenancy for 6/12 months renewable, unfurnished and available early January. RENT: £825 per calendar month exclusive. Where the agreed let permits a pet the rent will be £850 per calendar month. DEPOSIT: £951 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Credit, ID & financial references required. Viewing strictly through the Agents.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) 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 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). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	



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These particulars are a guide only and should not be relied upon for any purpose.