



32 Hawks Drive, Tiverton, Devon EX16 6WU

A three bedroom unfurnished house situated in a popular residential area of Tiverton.

• Popular Moorhayes Location • Sitting Room • Kitchen • Utility & Cloakroom • Three Bedrooms (One Ensuite) • Garden, Garage & Parking • No Pets Considered • Council Tax Band C • Available Mid January

£1,000 Per Month

01884 232872 | rentals.tiverton@stags.co.uk

ACCOMMODATION TO INCLUDE

From front, upvc glazed door into

ENTRANCE HALL

With radiator, telephone point, smoke alarm, stairs rising to first floor, door into

SITTING ROOM

Good sized room with two radiators, window to front, french doors to rear garden, telephone/tv points.

DINING ROOM

With window to front, radiator, door to understairs cupboard, doorway into

KITCHEN

With range of fitted wall and base units, worksurface with tiled splashback, stainless steel sink unit, space for fridge/freezer, electric oven and gas hob with extractor above, radiator and window to rear.

UTILITY

With fitted wall units, worksurface and tiled splashback, space and plumbing for under counter appliances, radiator, door out into rear garden. Door into

CLOAKROOM

With WC, wash hand basin, radiator and extractor fan.

FIRST FLOOR LANDING

With radiator, door to airing cupboard housing gas boiler running domestic hot water & full central heating, smoke alarm, door into

BEDROOM ONE

Double with radiator, built in wardrobe, window to front. Door into

ENSUITE SHOWER ROOM

With suite comprising WC, wash hand basin, shower enclosure with thermostatic shower, radiator, shaver point.

BEDROOM TWO

Double with built in wardrobe, window to front, radiator.

BATHROOM

With suite comprising bath, WC, wash hand basin, radiator.

BEDROOM THREE

Single with window to rear, radiator.

OUTSIDE

To the rear of the property is an enclosed garden with patio and established borders to the side. There is pedestrian access into the SINGLE GARAGE with up and over door power and light with driveway in front.

SERVICES

Mains electric

Mains water

Mains drainage

Gas central heating

Ofcom predicted broadband services - Standard Download - 6 Mbps Upload - 0.8 Mbps, Superfast Download 71 Mbps Upload 18 Mbps, Ultrafast Download 1800 Mbps Upload 220 MBPS

Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone likely.

Council tax band C

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 following the road around to the left. At the end of the road continue around to the right and then left into Kestrel Close. At the end of the road turn right and follow this around where No 32 Hawks Drive will be found 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 plus, unfurnished and is available from mid January. RENT: £1000 per calendar month exclusive of all charges. DEPOSIT: £1153 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 ID, credit & financial references will be undertaken. Viewing strictly through the Agents.

HOLDING DEPOSIT & 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.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		