



32 Hawks Drive, Tiverton, Devon EX16 6WU

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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](mailto: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



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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