

# 12 Hofheim Drive, Tiverton, Devon, EX16 5QD

£1,095 PCM

A three bedroom semi-detached house in the sought after Farleigh Meadows area. The property benefits from gas central heating, a private driveway and a garage.

**Description**  
Situating in the sought after area of Farleigh Meadows, within a cul-de-sac is this three bedroom semi-detached house.

The property consists of a large lounge and a kitchen/diner to the rear with fitted units and patio doors to the garden. Upstairs are three bedrooms - two doubles and a single. The house has a family bathroom with a shower over the bath.

To the rear of the property is an enclosed garden with a patio area and side gate. The front of the property benefits from a private driveway and access to a single garage.

**Tiverton**  
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

**Disclaimer**  
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

**Enquiries**  
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [lettings@weldenedwards.co.uk](mailto:lettings@weldenedwards.co.uk).

**General Conditions Lettings**  
Upon application we require one weeks rent as a holding fee. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

- Semi detached house
  - Lounge
  - Family bathroom
  - Enclosed garden
  - Garage
- Three bedrooms
  - Kitchen/diner
  - Gas central heating
  - Private driveway
  - EPC rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		74
(81-91) B		
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

