

A large one bedroom ground floor flat close to the town centre. The property consists of a large lounge, a dining room, newly fitted kitchen, a bathroom and a double bedroom. To the rear is a small courtyard. Gas central heating. On street parking and garage at the rear.  
PROPERTY IS DUE TO HAVE SOME NEW CARPETS and a NEW WALK IN SHOWER FITTED

**Description**  
A large one bedroom ground floor flat close to the town centre. The property consists of a large lounge with bay window feature, a dining room, fitted kitchen, walk-in shower room, separate WC and a double bedroom with patio doors to the courtyard. To the rear is a small courtyard. Gas central heating. THE PROPERTY IS DUE TO BE REDECORATED, WITH SOME NEW CARPETS AND NEW WALK-IN SHOWER ROOM.

**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.

**Lettings 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).

**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.

**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.

- Ground floor flat
  - Spacious lounge with bay window
  - Walk in shower room & separate WC
  - Rear courtyard area
  - EPC rating D
- Double bedroom with doors to courtyard
  - Front garden
  - Dining room/Study/Craft room
  - Gas central heating
  - REFURBISHMENT IN PROGRESS

