

South View Shillingford, Nr Tiverton, EX16 9AX

£1,200 PCM

A beautiful quaint 3 bedroom semi-detached house with separate dining and living room. Good sized shaker style kitchen with integrated electric oven, hob and and oil fired Aga. Two double bedrooms and one small bedroom/study/nursery. Family bathroom with separate bath and walk in electric shower. Downstairs boot room/utility room and cloakroom. Beautifully situated with extensive gardens, a large shed, green house and play house and parking for at least 2 cars.

Description
A beautifully presented, quaint home in the lovely village of Shillingford, a stone's throw from the thriving village of Bampton. The property has a large garden with a spacious shed, play house and greenhouse and space for at least 2 vehicles to park. Entry to the house is either by the side door which takes you into a boot room/utility room with a cloakroom at the end, or through the main front door which takes you into the hallway. The kitchen is modern with wall and base units, an integrated electric oven and hob, together with an oil fired Aga. From the kitchen you walk into the dining room which has a built in pantry/understairs cupboard. The living room is a lovely size with a working log burner. Upstairs are two double bedrooms and a single bedroom/study/nursery with a large family bathroom, separate bath and walk in shower. The property has LPG gas.

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.

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.

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.

- Two large double bedroom
 - Fitted kitchen with oil Aga
 - Boot room/Utility room
 - Parking for at least 2 cars
 - Council tax band C
- One single bedroom/study/nursery size
 - Downstairs WC
 - Large garden & shed
 - LPG Gas central heating
 - EPC rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	90
(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

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

