

86 West Exe South, Tiverton, EX16 5DH

£850 PCM

A completely refurbished two bedroom terraced property situated within the Westexe area of Tiverton offering a convenient location which is walking distance of local amenities and Tiverton bus station.

Description
Decorated neutrally, the lounge is spacious with characterful shelving and cupboards, plus an electric fire. A door leads through to a modern kitchen with plenty of space for a breakfast table and a door to the garden.
Upstairs, the property offers two bedrooms, both with built in storage, and a bathroom with a shower over the bath.
Outside, the rear garden is level and mainly laid to lawn with a useful brick-built storage shed.
This property is gas centrally heated with double glazing throughout.
Sorry, pets are not considered for this property.

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.

Disclaimer
Whilst every attempt has been made to ensure our lettings 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.

- Two bedrooms
 - Bathroom with a shower over the bath
 - Level garden with brick built storage
 - EPC rating C
- Lounge with alcove storage
 - Spacious kitchen/diner
 - Gas central heating
 - Council tax band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(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	

