



**6 Exmoor Close, Tiverton, EX16 6UR**  
**£1,200 Per Month**

A fantastic three bedroom, end terrace home, located in a great location.

- Three Bedrooms
- Garage & Driveway Parking
- Close to Amenities
- Lounge/Diner
- Modern Kitchen
- Rear Garden
- EPC Rated - C

### Description

Upon entering the property, you are welcomed by a bright entrance hall that provides access to all ground floor rooms. To the left is a convenient cloakroom with a WC and hand basin, ideal for guests, while a generous under-stair storage cupboard offers excellent practicality.

To the right, the spacious lounge/diner is filled with natural light from large patio doors opening onto the rear garden and features a charming gas fire with a beech-effect mantel, creating a warm and inviting space for relaxing or entertaining.

Leading from the lounge, the modern kitchen is fitted with a range of wall and base units, an integrated oven and gas hob, plumbing for a washing machine, and space for a fridge-freezer, with a further door providing direct access to the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary shower room. Bedrooms One and Two are generous doubles with built-in wardrobes, while Bedroom Three is a comfortable single, ideal as a child's bedroom or home office. The shower room is well-appointed with a WC, hand basin, and stylish shower cubicle. Externally, the attractive rear garden offers a patio seating area perfect for alfresco dining, with the remainder laid to lawn, providing plenty of space for outdoor enjoyment.

The property further benefits from driveway parking and a garage, adding both convenience and appeal to this charming home.

### 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](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.

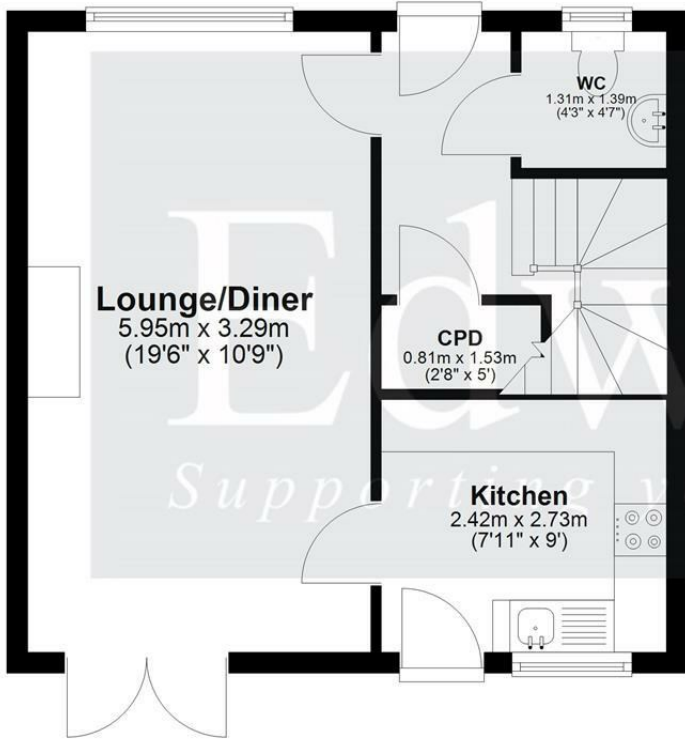






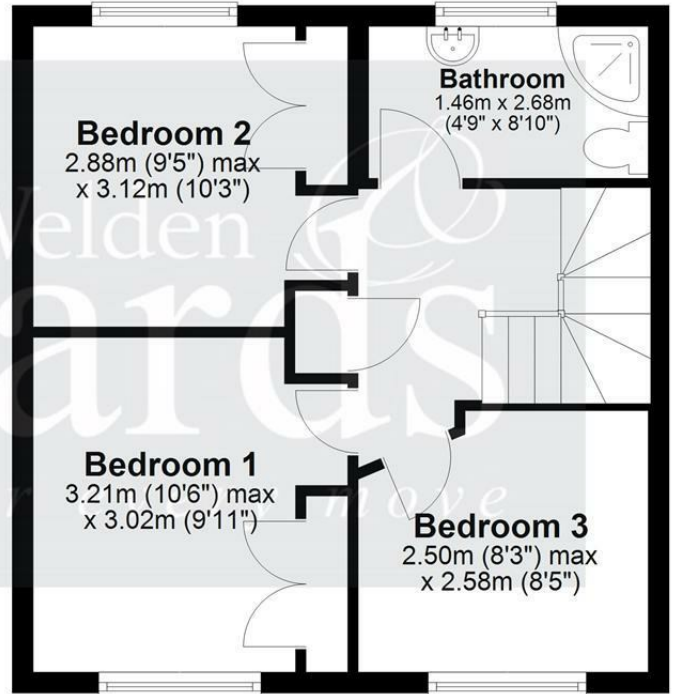
## Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                                                                                                     | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                                             |           |
| (92 plus) <b>A</b>                          |  |                                                                                                             | <b>86</b> |
| (81-91) <b>B</b>                            |  |                                                                                                             |           |
| (69-80) <b>C</b>                            |  | <b>71</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |  |                                                                                                             |           |
| (39-54) <b>E</b>                            |  |                                                                                                             |           |
| (21-38) <b>F</b>                            |  |                                                                                                             |           |
| (1-20) <b>G</b>                             |  |                                                                                                             |           |
| 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) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |

