

15 Spencer Drive, Tiverton, EX16 4QB

£1,100 PCM

A three bedroom house close to the Grand Western Canal with driveway and low maintenance, enclosed garden.

Description
A lovely semi-detached three bedroom house with driveway and rear enclosed, low maintenance garden, situated in the Canal Hill area in an elevated position. Fitted kitchen/diner with range cooker, butler sink and wooden worktops and plenty of space for a dining table. There is a downstairs cloakroom with WC and basin. There are 3 good sized bedrooms, the master has an fitted wardrobe and additional storage cupboard and the second bedroom has fitted shelving. The spacious family bathroom has a bath with electric shower over the bath. The property has gas central heating and uPVC doors and windows. The enclosed garden has a shed. Sorry, pets are not considered for this property.

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 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.

- Three bedrooms
 - Large living room
 - Master bedroom has fitted wardrobes
 - Plenty of storage throughout
 - Driveway
- Elevated position in the Canal Hill area
 - Kitchen/diner
 - Downstairs cloakroom/WC
 - Enclosed rear garden
 - EPC rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

