

The Beeches 51a Post Hill, Tiverton, Devon, EX16 4NG

£1,300 Per Month

A detached three bedroom bungalow in the popular area of Post Hill, close to Blundells School and Tiverton Golf Club. Max 12 month let.

Description

A gated, private driveway provides parking for multiple cars and a large double garage with an electric up-and-over door, light and power. A pathway leads to the front door, opening into a very spacious, light hallway with doors to all rooms and a coat cupboard.

The kitchen/diner is of a great size with a range of wall and base units, a built in double oven, microwave, dishwasher and fridge freezer. There is plenty of room for a large dining table and chairs and patio doors leading out to the garden, enjoying beautiful countryside views. A utility off the kitchen has wall and base units, plumbing for a washing machine and a door to the garden. The lounge is triple aspect, with south facing patio doors providing natural light.

There are three bedrooms, the primary fitted wardrobes and a large ensuite comprising of a WC, a hand basin, and a shower cubicle. There are two further double bedrooms and a bathroom which comprises of a bath with a shower over, a WC and a wash basin.

To the front of the property is a lawned area with mature shrubs and plants. The rear garden is south facing and mainly laid to lawn with a patio area, enjoying lovely views. There are well stocked borders and mature shrubs and plants, as well as a greenhouse, a shed and a summer house.

This property is double glazed throughout with gas central heating from a combination boiler and a woodburner.

General Conditions Lettings

Upon application we require one weeks rent as a holding deposit. Applicants will also need to sign a holding deposit form in order to secure the Property. 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.

- Three bedrooms
- Utility room
- Family bathroom
- Double garage & parking
- Large garden
- Modern fitted kitchen/diner
- One ensuite shower room
- Woodburner
- Gas central heating
- EPC rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	80
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		