

30 Elmore Way, Tiverton, EX16 6DU

£1,150 Per Month

A beautifully presented and recently redecorated three bedroom home, benefitting from a low maintenance rear garden, spacious accommodation and a garage.

Description
Upon entering through the front door, you are greeted by a welcoming entrance hall. To the right, a door opens into a spacious lounge featuring an attractive fireplace as its focal point. From here, a further door leads into the well-equipped kitchen, complete with a range of wall and base units. An archway then connects to the dining area, which enjoys lovely views of the rear patio through elegant patio doors.

Upstairs, the first floor offers three bedrooms and a modern shower room. Bedrooms One and Two are generous doubles, while Bedroom Three provides a comfortable single room.

Externally, the property boasts a low-maintenance rear garden with a paved seating area, perfect for outdoor relaxation. A useful brick-built shed adds extra storage convenience.

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.

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.

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.

- Three Bedrooms
- Rear Garden
- Lovely Views
- Close to Schools
- Council Tax band B
- Garage
- Spacious Lounge
- Kitchen
- EPC - C



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		
England & Wales	EU Directive 2002/91/EC	
	70	76

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		
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