

# 25 Banksia Close, Tiverton, Devon, EX16 6TT

£950 PCM

TO BE FULLY REFURBISHED with new Kitchen, Windows, Redecorated throughout, New Carpets/vinyl. Located in a lovely tucked away position, is this fantastic two double bedroom home. Benefiting from spacious accommodation, large rear garden and off road parking.

#### Description

The generous entrance hall has plenty of room for coats, shoes, and everyday essentials, and the layout offers easy access to every ground-floor room.

At the rear is the kitchen, with a rear door leading to the enclosed garden.

To the right of the hall lies the spacious lounge/diner with patio doors leading into the bright conservatory, a superb additional living space with lovely views across the garden.

Upstairs are two well-proportioned double bedrooms and a contemporary family bathroom. Bedroom one is impressively sized with ample room for furniture, while bedroom two provides another comfortable double, both with views over the garden. The family bathroom features modern tiling, a bath with shower over, WC, and hand basin.

The rear garden has a patio area with a raised lawn.

The property has gas central heating and benefits from allocated parking.

#### 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](mailto:lettings@weldenedwards.co.uk).

- BEING FULLY REFURBISHED
- Two double bedrooms
- Spacious living/dining room
- Enclosed rear garden
- EPC rating C
- Large Rear Garden
- Bathroom with shower over bath
- Patio doors to Conservatory
- Gas central heating
- Council tax band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	44
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		