

7 St. James Way, Tiverton, Devon, EX16 6XH

£925 PCM

A wonderful two bedroom home, situated in the popular Moorhayes area of Tiverton, benefitting from a large rear garden, garage, and off road parking. Please be advised, Pets will not be considered

Description
An end terrace 2 bedroom house. The accommodation comprises of a kitchen with ample storage, a lounge/diner with a door leading to the rear garden and the garage.
Upstairs, there are two bedrooms, both with built in wardrobes, as well as a bathroom with bath with shower over, WC and hand basin.
Externally, the garden is mainly laid to lawn, with a small patio area and a door leading to the garage.

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.

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.

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.

- Two Bedrooms
 - Large Rear Garden
 - Council Tax band B
 - EPC Rated C
- Garage & Off Road Parking
 - Gas Central Heating
 - Close to Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

