

Flat A, 54 St. Peter Street, Tiverton, Devon, EX16 6NR

£775

A well-presented top floor two bedroom apartment. It comes with an entrance hall, good sized fitted kitchen, garden, bathroom and an en-suite. Please note there is no parking.

A well-presented top floor apartment situated in the heart of the Town Centre. It comprises of an entrance hall with storage space, a large living room with views over the river and a modern kitchen with access to the loft. There is also a family bathroom and two good sized bedrooms, one with an en-suite shower room. There is a separate utility area with plumbing for a washing machine and; to the rear a large patch of grass that goes down to the river with a summer house and a decking area.

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.

General Conditions Lettings
If an offer is made for the tenancy, the Agents will take an administration fee of £180 (INC VAT) plus £60 (INC VAT) for additional tenants before taking up references. This is required to cover administration costs in taking up references, requesting credit checks, completing right to rent checks, preparing the inventory, drawing up the Tenancy Agreements, etc. This is non-returnable should you withdraw from your application, or if your references prove to be unsatisfactory. For each applicant, we must have photographic identification and also proof of residency. In-going costs include the administration fee, first month's rent and a deposit. The deposit is normally a months' rent plus £100. The deposit will be held by The Deposit Protection Service.

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.

- Two bedrooms
- Bathroom
- Energy Rating- D
- Garden with River access
- No parking
- En suite shower room
- Top floor flat
- Gas central heating
- Council tax band A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(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		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		