

# The Nook Swifts, Langford Budville, Nr Wellington, TA21 0RA

£975 PCM

A lovely two bedroom property in the village of Langford Budville, close to Wellington and Wiveliscombe.

#### Description

Located in the heart of the charming village of Langford Budville, just 2 miles north of Wellington and conveniently close to Wiveliscombe and the village of Milverton, is this semi-detached property has two double bedrooms. This property offers bright and spacious living across two floors, designed with energy efficiency in mind, featuring a solar PV system that really reduces running costs. Double French patio doors open out onto the enclosed courtyard/garden area.

With electric central heating and double glazing throughout, the accommodation includes an entrance hallway, cloakroom, open plan kitchen/dining room, living room, two generously sized double bedrooms, a bathroom with a shower over the bath and one allocated parking space.

To the rear is an enclosed courtyard garden area.

#### 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).

#### Disclaimer

Whilst every attempt has been made to ensure our lettings 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.

- Solar PV system
- Modern kitchen/diner
- Bathroom with shower over bath
- Enclosed courtyard/garden
- EPC rating D
- Two bedrooms
- Electric central heating
- Parking for one car
- Beautiful village location
- Council tax band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		