

# 1 Townsend Gardens, Green Acre, Halberton, Tiverton, EX16 7LP

£2,000 PCM

A beautiful detached home located in the popular village of Halberton. Benefiting from five double bedrooms, large front and rear gardens, garage and plenty of driveway parking.

**Description**  
Walking up the long driveway with ample parking for multiple cars, as well as a double garage.  
The front garden is mainly laid to lawn with beautiful views over surrounding fields.  
The front door leads to a large entrance hall, to the left is a great sized lounge which has a conservatory to the rear. A kitchen/diner with wall and base units provides ample storage and the added benefit of a utility room. There is also a separate dining room on the ground floor. The first floor main bedroom has an ensuite and there are two further double bedrooms as well as a family bathroom. On the second floor, there are two double bedrooms with built in eaves storage with one of the bedrooms benefiting from a shower cubicle and hand basin.  
The property has mains gas underfloor heating.  
Outside there is a rear garden mainly laid to lawn with a patio seating area.

**General Conditions Lettings**  
Upon application we require one weeks rent as a holding fee. Applicants will also need to sign a holding deposit form in order to secure the Property. 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.

**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 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.

- Five double bedrooms
  - Separate dining room
  - Utility Room
  - Large front & rear gardens
  - Beautiful views
- Kitchen/diner
  - Master bedroom with ensuite
  - Garage & Parking
  - Underfloor gas heating
  - EPC rating 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	
	79	85

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

