



37a Old Road, Tiverton, Devon EX16 4HJ
£775 PCM

A ground floor flat close to the town centre with front garden and small rear garden with shared access. Not suitable for pets. MORE PHOTOGRAPHS TO FOLLOW

- One double bedroom
- Living room with bay window
- Garage
- Council tax band A
- One small study/bedroom
- Shower room (ie no bath)
- Courtyard with shared access
- Spacious fitted kitchen
- Gas central heating
- EPC rating D

Description

Stone steps lead to communal entrance door of this ground floor flat. The flat has one bedroom and a study/small 2nd bedroom. There is a shower room and a fitted kitchen. This property benefits from gas central heating and also a garage to the rear, accessed via the shared rear garden and there is a also a front garden which the landlord partially maintains but any tenant would also be partially responsible for this area. Not suitable for pets, due to the garden being split between this property and the one above. Plenty of on street parking in the 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.

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.

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.

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.

| 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 | | |
| | 65 | 74 |
| 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 | |

