

# Room 1, 77 Bampton Street, Tiverton, Devon, EX16 6AL

## £500 PCM

A large bedroom in a SHARED house within easy, level walking distance to the town centre - for single occupancy only. RENT INCLUDES Gas, Water, Electric, Council Tax, Broadband and Sky TV!

### Description

This large bedroom is in a SHARED spacious four bedroomed property for single occupancy only. The room comes furnished and has the use of a shared bathroom with shower over the bath. The other shared areas are a kitchen/diner leading to a good sized living room with access to a TV and Sky. Downstairs there is a cellar with shared laundry facilities. There is also access to a sun room with a large fridge freezer and an enclosed garden to the rear. RENT INCLUDES GAS, WATER, ELECTRIC, COUNCIL TAX, BROADBAND AND SKY TV!

### 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](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.

- Large Bedroom (single occupancy)
- Shared Bathroom with shower over
- Shared living area
- Use of laundry appliances
- Walking distance to the town centre
- All bills included
- Part furnished
- Shared kitchen
- Gas central heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	