



## **Flat 2 4 Perreyman Square, Tiverton, EX16 6GZ**

### **£700 Per Month**

A two bedroom apartment with a modern living space with a good sized lounge, fitted kitchen and modern bathroom in the sought after Perreyman Square, just a "stones throw" from amenities within the centre of Tiverton.

- Two Bedrooms
- Modern Interior
- EPC D
- Close To Local Amenities
- Allocated parking
- Ground Floor
- Close To Town Centre
- Desirable Location
- Council Tax Band A
- Electric Heating

A two bedroom ground floor apartment on the sought after Perreyman Square, just a "stone's throw" from amenities within the centre of Tiverton. The property comprises of an entrance hall leading to a good sized living room and kitchen. There is one double bedroom, one single and a modern shower room. This apartment also benefits from one allocated parking space.

### **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 £161 (INC VAT) for 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](mailto:lettings@weldenedwards.co.uk).

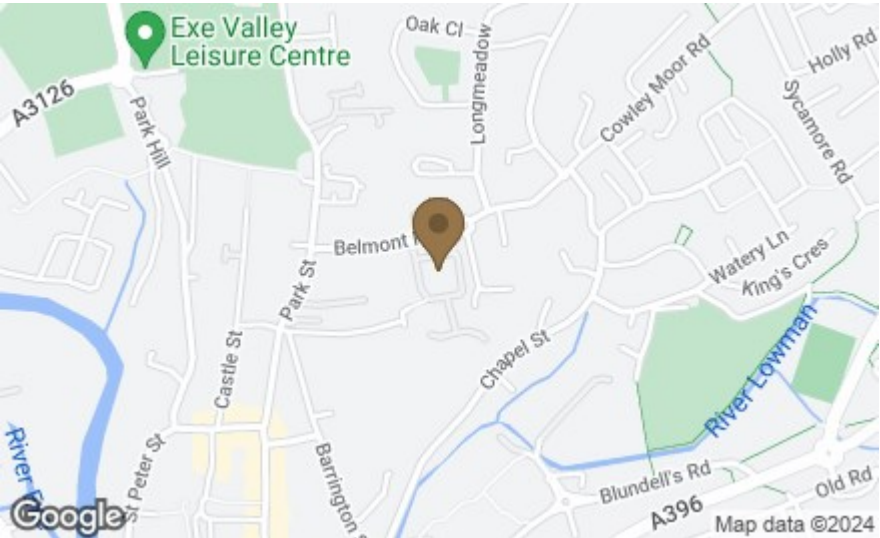






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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>	60	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



53 Bampton Street, Tiverton, Devon, EX16 6AL  
 Tel: 01884 257 997  
 sales@weldenedwards.co.uk