



8 Becks Place, Tiverton, EX16 6PJ

TWO BEDROOM HOUSE WITH PARKING - AVAILABLE EARLY DECEMBER UNFURNISHED! - Situated off Phoenix Lane this delightful TWO bedroom two storey maisonette with parking is conveniently situated within a few hundred yards of the Tiverton Town centre, benefitting from off road parking, gas central heating and double glazed windows.

The spacious property is located on the ground floor with entrance door leading into the large entrance hall comprising of a modern fitted kitchen with integrated appliances, large lounge/dining room, family white suite bathroom and storage cupboard under the stairs leading to the first floor where two large double bedrooms are situated with an en-suite shower room located off the master bedroom.

The property benefits from gas central heating by radiators, double glazed windows, composite entrance door and an allocated parking space designated to the property in the residents carpark.

Becks Place is situated within walking distance of the town centre where popular shops, restaurants services and Diamond estate agents are situated while the bus station serves Exeter City and Parkway mainline station with the M5 only six miles from the town centre. - **STRICTLY NO PETS (BY ORDER OF THE BLOCK MANAGEMENT COMPANY).**

- Gas central heating
- Two DOUBLE bedrooms
- Master Bedroom Ensuite
- Parking
- Close to town centre
- Holding deposit: £201.00
- Deposit: £1009
- Terraced

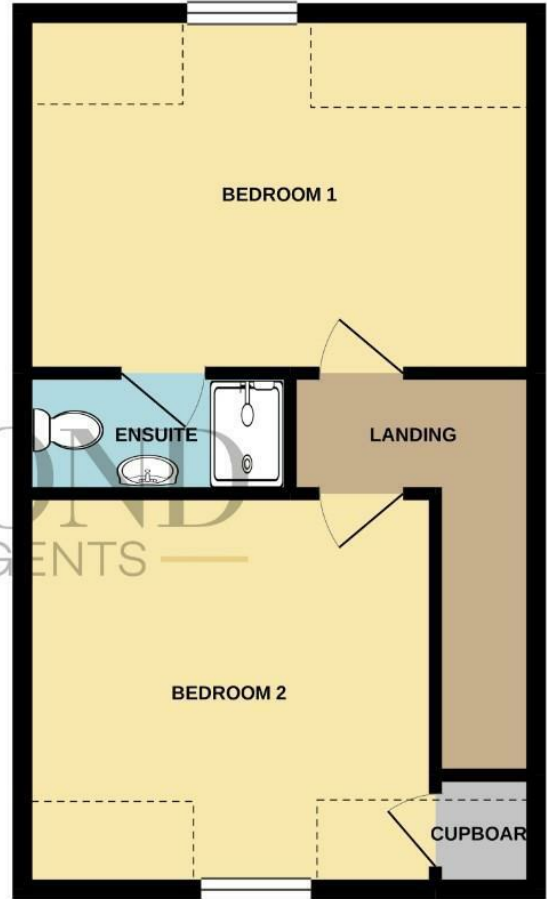
£875 PCM

Council Tax Band - B

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A		84	84	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential	
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A		87	87	
(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 