



# 1 Orchid Close, Tiverton, EX16 6SZ

## Council Tax Band - C

AVAILABLE FEBRUARY UNFURNISHED - A GOOD SIZE 3 BEDROOM semi-detached house in a very popular area within walking distance to local amenities, including primary schools, Tesco express, nursery and a lovely recreation park.

The property offers spacious accommodation throughout, with kitchen and separate living/dining room, also benefitting from handy conservatory with patio doors opening out to the low maintenance rear garden, garage and car port. Upstairs offers 3 bedrooms and family bathroom.

EPC rating: C. Council tax band: C.

Total household Income requirements to pass referencing £34,500.



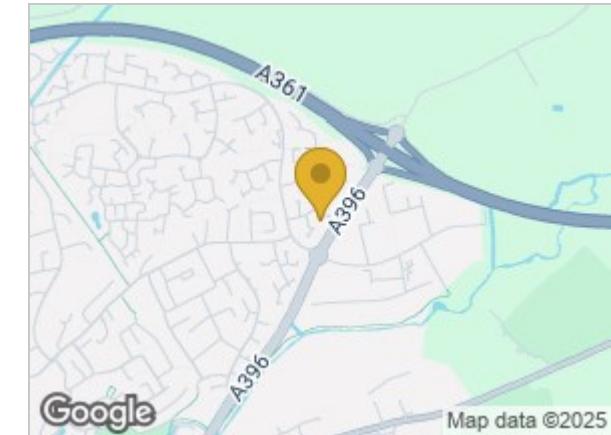
## Council tax band

## Letting terms

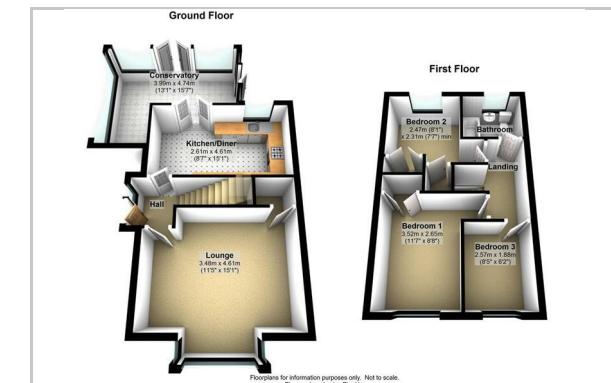


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

## Area Map



## Floor Plan



## Energy Efficiency Graph

