



7A Water Lane, Tiverton, EX16 6RA
£750 PCM

A recently updated, two bedroom first floor flat situated within the town centre with the added benefit of parking for one car.

- Two double bedrooms
- Driveway parking
- EPC rating C
- First floor flat
- Gas central heating
- Council Tax Band A
- Close to the town centre
- Modern, recently refurbished

Description

The property benefits from its own front door, with stairs leading to the first floor.

The property offers a good size, open plan kitchen/living room with a good range of modern units and a built in oven and hob, plus space for a table and living furniture. There are two good size double bedrooms, serviced by a neat shower room with a shower enclosure, WC and hand basin.

Outside, there is allocated parking for one car, which is laid to chippings.

The property benefits from its close proximity to the town centre.

General Conditions Lettings

Upon application we require one weeks rent as a holding fee. Applicants will also need to sign a holding deposit form in order to secure the Property. 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.

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.

Disclaimer

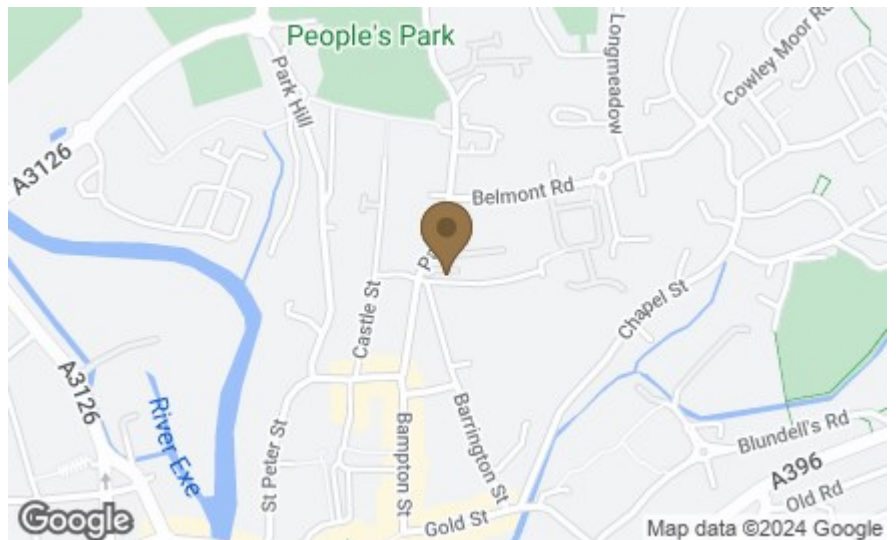
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





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			
England & Wales		72	76
	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		



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