

# 3 Leverlake Close, Tiverton, Devon, EX16 6TS

## £1,100 PCM

A very well presented three bedroom home in the Moorhayes area of Tiverton, benefiting greatly from a driveway, a garage and a garden.

### Description

Situated in the Moorhayes area of Tiverton is this three bedroom family home within a quiet cul-de-sac, benefiting greatly from a garage, parking and a large garden.

The property is very well presented and consists of a large lounge with a lovely bay window to the front and patio doors to the rear, a fitted kitchen with a built in oven and gas hob, a downstairs cloakroom and a large cupboard. Upstairs are three good sized bedrooms and a family bathroom.

To the rear of the property is a large, enclosed garden which is also accessible from the driveway. Gas central heating and double glazing throughout.

### 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.

### 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 deposit. 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](mailto:lettings@weldenedwards.co.uk).

- Quiet cul-de-sac location
- Detached house
- Fitted kitchen
- Gas central heating
- Enclosed garden
- Three bedrooms
- Large lounge
- Family bathroom
- Garage and parking
- EPC rating E



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>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		