



9 Melrose Close, Tiverton, EX16 6GS
£995 PCM

A spacious three bedroom end of terrace home situated in a quiet location yet a stones throw from amenities within the town centre.

- Three bedrooms
- Tiered rear garden
- EPC rating B
- Spacious modern kitchen
- One allocated parking space
- Council tax band C
- Lounge/diner
- Gas central heating

Description

Upon entering through the front door, you're greeted by a hallway that offers immediate access to a convenient downstairs cloakroom and a spacious kitchen. This kitchen boasts contemporary wall and base units finished in a high-gloss, complemented by granite-effect counter tops and a built-in oven with a gas hob. Continuing to the back of the house, there's a sizable and well-lit lounge/diner that features patio doors opening onto a sun-soaked, south-facing garden.

The upper level houses three bedrooms, two of which are large doubles equipped with built-in wardrobes, alongside a sleek family bathroom that includes a shower fitted over the bath.

The home benefits from gas central heating and is fully double-glazed for comfort and efficiency. Outside, the rear reveals a private, tiered garden designed for ease of maintenance. The property also includes one designated 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.

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.

General Conditions Lettings

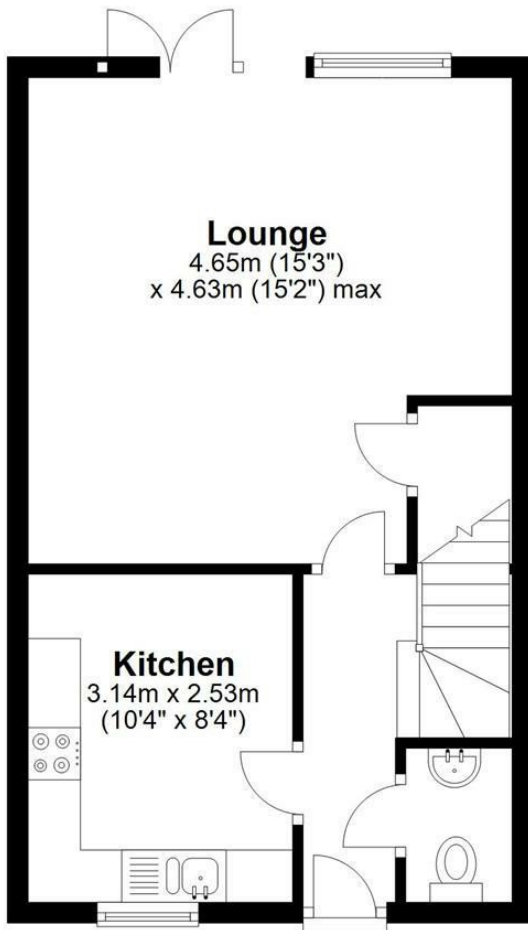
Upon application we require one weeks rent as a holding deposit. Applicants will also need to sign a holding deposit form in order to secure the Property. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.





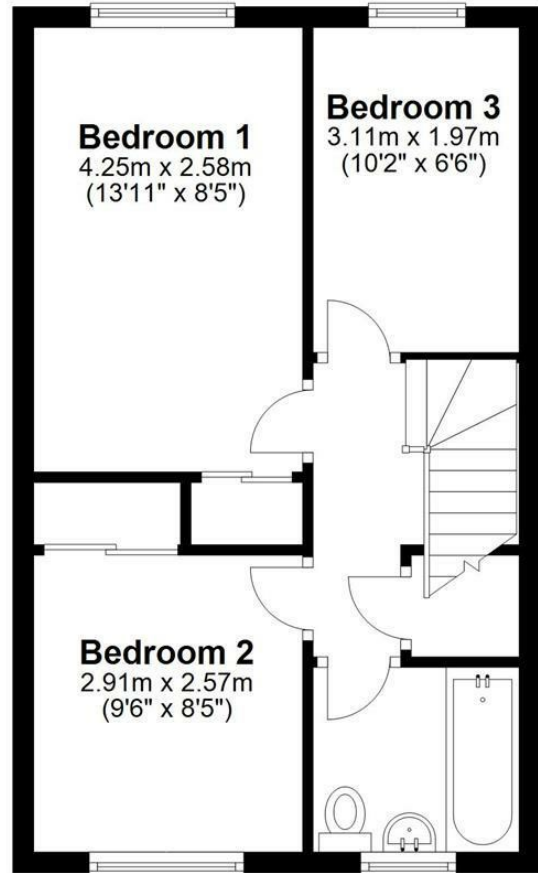
Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



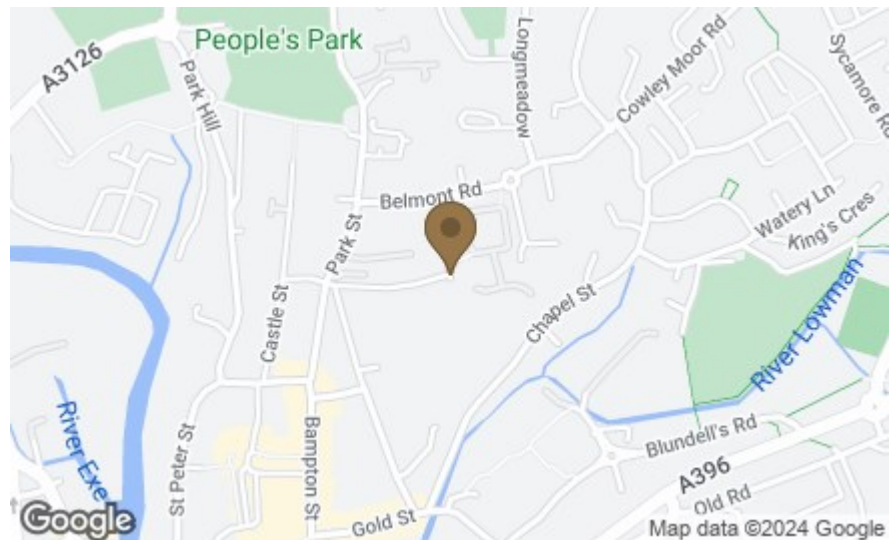
First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 96 |
| (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 | 96 |
| (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 |