

14 Fairby Close, Tiverton, EX16 6AB

£795 PCM

A smart two bedroom apartment located in the popular area of Moorhayes in Tiverton. Being on the ground floor, it benefits from a garden to the front as well as parking to the rear.

Description

The entrance hallway to the block of apartments leads into an inner hallway that provides access to just two flats.

From the front door of the flat, the hallway provides access to all rooms. To the right, there are two good sized bedrooms which are both doubles. Straight ahead, the bathroom offers W/C, hand basin, bath and shower over bath. There are two cupboards off the hallway, one housing the water tank and the other providing storage.

The living space is the other side of the hallway, offering a good sized living area including L-shaped kitchen cabinets with a number of wall and base units. There is still ample space for living room furniture to create a cosy lounge.

The front garden offers a space to relax and offers a pedestrian entrance garden gate into the front garden.

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 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.

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.

- Ground floor apartment
- Close to local amenities
- Parking space
- EPC - TBC
- Two bedrooms
- Rental potential of £650pcm
- Desirable area of Tiverton
- Council tax band - B



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	EU Directive 2002/91/EC	76	77

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		