

# Flat 2, 2A Angel Hill, Tiverton, Devon, EX16 6PE

£650

A recently renovated one bedroom first floor apartment located in the town centre. The property also has a communal courtyard.

#### Description

A recently renovated one bedroom first floor apartment located in the town centre.

Entering through the front door and into the entrance hall, to the left is the spacious open plan kitchen and living area. The kitchen has a range of wall and base units, a built in oven and hob. The living area is newly carpeted.

The bedroom is a small double room, which benefits from a built in storage cupboard/wardrobe.

There is also a shower room with a shower cubicle, WC and hand basin.

Externally there is a shared rear garden.

#### 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).

#### 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.

#### 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.

- First Floor One Bedroom Apartment
- Modern Kitchen
- Shared Courtyard
- EPC rating C
- Town Centre Location
- Recently Renovated
- Double Bedroom
- Electric Heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		