

# Flat 4 2A Angel Hill, Tiverton, EX16 6PE

£650

A one bedroom third floor apartment located in the town centre. The property has use of a communal courtyard.

#### Description

A fantastic one bedroom third floor apartment located in the town centre. Entering into the spacious entrance hall, to the right is the open plan kitchen/living area. The modern kitchen has a range of wall and base units and a built in oven and hob. The living area has been carpeted throughout and provides ample space for your living room furniture. The bedroom is a great size, with the added luxury of a walk in wardrobe. The shower room comprises of a shower cubicle, WC and vanity unit. Externally there is a shared courtyard area. The flat has electric heating. Please Note: there is restricted head height in the bedroom and living area.

#### 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.

- Spacious Top Floor Apartment
- Modern Kitchen
- Shared Courtyard
- Electric heating
- Restrict height living room
- Large Double Bedroom
- Town Centre Location
- EPC rating C
- Restricted height bedroom



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>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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>			
(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		