

59 Bampton Street, Tiverton, Devon, EX16 6AL

£850

A large three bedroom house in the town centre comprising of a kitchen/diner with a utility, a very large lounge/diner, three double bedrooms and a family bathroom. To the rear is a small courtyard with access from utility.

Description
Situating in the town centre is this large terraced house with high ceilings and character features throughout.

A light, airy, double aspect lounge with large windows occupies a key part of the ground floor of this property with room for a dining room to the rear and a view of the garden. A well designed kitchen (2.78m x 4.68m) makes use of the space provided, with a wide range of units and access to a small utility area.

Two double bedrooms, a single bedroom and a shower room occupy the first floor, with secondary double glazing and gas central heating.

To the rear is a small courtyard, benefiting from natural light through the day and an outbuilding.

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.

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.

- Three bedrooms
- Lounge
- To double bedrooms
- Shower room
- Secondary glazing
- Terraced house
- Kitchen/diner
- Single bedroom
- Gas central heating
- EPC rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(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			
(81-91) B			
(69-80) C			
(55-68) D		54	75
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		