

Room 1, 77 Bampton Street, Tiverton, Devon, EX16 6AL

£550 PCM

RENT INCLUDES GAS, WATER, ELECTRIC, COUNCIL TAX, BROADBAND AND SKY TV!
A large double bedroom in shared house walking distance to the town centre.

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This large double bedroom is in a spacious four bedroomed property. The room comes fully furnished and has the use of a bathroom with shower over the bath shared with one other person. The shared areas are a kitchen/diner leading to a good sized living room with access to TV and Sky. Downstairs there is a cellar with use of laundry facilities. There is also access to a sun room with a large fridge freezer and an enclosed garden to the rear.

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 lettings 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.

- Large double bedroom
- Walking distance to the town centre
- Shared Living Area
- Laundry appliances
- All bills included
- Fully furnished
- Shared Kitchen
- Gas central heating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	