

# 1a Exe Vale Terrace, Tiverton, Devon, EX16 5DR

£750 PCM

A maisonette situated within a convenient position, in walking distance of many local amenities including Tiverton bus station. Sorry, pets are not considered for this property as there is no outside space.

**Description**  
The property comprises of a spacious kitchen with room for a breakfast table, and a large lounge to the front. There are two double bedrooms and a shower room.  
The property has gas central heating throughout, plus double glazing. On street parking. Sorry, pets are not considered for this property.

**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](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.

**General Conditions Lettings**  
Upon application we require one weeks rent as a holding fee. This will then be held up to 90 days or until the move in occurs and the money will be used to deduct from the first month's rent. Terms and conditions apply.

- Spacious kitchen
  - Shower room
  - Maisonette
  - Double glazing
  - EPC rating D
- Good size lounge
  - Two double bedrooms
  - Gas central heating
  - Convenient location
  - Council tax band A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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>	<b>58</b>	<b>76</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		
England & Wales		EU Directive 2002/91/EC 