

# Wildflower Cottage Bickleigh, EX16 8RP

£1,250 PCM

This beautifully presented 3 bedroom cottage is south facing with 2 bath/shower rooms, a kitchen diner, with oil fired Rayburn, separate kitchen/utility room, store room with space for freezer/washing machine, private back garden with BBQ area as well as a front garden with parking for 2 cars.

There will be an extra £40pcm charge for water.

Pets are not considered for this property.

**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).

**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.


**Tiverton**

The property is close to Tiverton which 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.

- 3 bedrooms
  - Kitchen/diner
  - Separate washroom/storeroom
  - Oil fired rayburn
  - Private back garden with BBQ area
- 2 bath/shower rooms
  - Separate kitchen/utility room
  - Water included (borehole & septic tank)
  - Electric oven and hob
  - Front garden and parking for 2 cars

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          | <b>49</b> | <b>92</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 energy efficient - higher running costs |           |   |
| England & Wales                             |           |   |
| 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>  |         |           |
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| England & Wales   |         |           |
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