

# 25 Anstey Crescent, Tiverton, Devon, EX16 4JR

£925 PCM

A well presented three bedroom bungalow with front and rear gardens, separate garage and parking space in front. Stunning views from the elevated position on Canal Hill but please be aware that there are numerous steps up to the property, so wouldn't suit anyone with restricted mobility.

**Description**  
A well presented three bedroom bungalow located on Canal Hill. To the front is a lawn area and a patio with enough space for a small table and chairs.  
The front door leads you into a good size porch/hallway area, to the left is a modern kitchen benefitting from a built in fridge/freezer, washing machine, oven and hob; and to the right is a lovely size lounge with far reaching views over Tiverton. There is a family bathroom with a separate bath and a shower cubicle. To the rear of the property are three bedrooms, two benefitting from built in wardrobes. The master bedroom also has a door leading to the tiered, rear garden. Please note, due to its elevated position, there are a number of steps to the property from the road, so the property (even though it's a bungalow) wouldn't suit anyone with restricted mobility. This property is not suitable for dogs.  
The property also comes with a separate garage and one allocated parking space.

**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).

**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.

**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.

- Three bedrooms
  - Modern kitchen with appliances
  - Front & rear gardens
  - Elevated position with steps
  - EPC rating C
- Separate bath & shower
  - Fitted wardrobes in 2 rooms
  - Patio area, tiered rear garden
  - Garage & Parking
  - Council tax band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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		
<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	

