

52 Enterprise Avenue, Tiverton, EX16 4FP

£1,695 PCM

A beautifully presented four bedroom property located in the brand new Braid Park development. The property consists of a large kitchen/dining room, good size lounge and a downstairs WC. Upstairs are four bedrooms, the master has an ensuite shower room, and there is also a family bathroom. To the rear the property is a lovely, sunny garden. The property has gas central heating and a garage.

Description
This lovely four bedroom property is in a popular location, on the Braid Park Development, close to Tiverton Golf Club and Blundell's School is easily accessible. The property was previously the show home for the development and has all the modern fixtures and fittings, such as fridge freezer, washing machine, dishwasher. There are fitted wardrobes, an ensuite shower in the master bedroom and a family bathroom with shower over the bath. There is gas central heating and an enclosed sunny rear garden. The property has a garage.

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.

General Conditions Lettings
Upon application we require one weeks rent as a holding fee. Applicants will also need to sign a holding deposit form in order to secure the Property. 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
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 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.

- Four bedrooms
 - Modern fitted kitchen
 - Enclosed rear garden
 - Gas central heating
 - Council tax band E
- 1 ensuite shower
 - Appliances built in
 - Garage & Parking
 - EPC rating B
 - Ex-show house

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

