

6 Aubyns Wood Avenue, Tiverton, EX16 5DE

£1,350 PCM

A three bedroom detached home situated in Tiverton. Property comes with garage, driveway and enclosed garden.

Description
A wonderfully presented three bedroom detached family home situated within an exclusive development on the edge of Tiverton. This property comprises of a large lounge with a log burner, a dining room and a fitted kitchen with integrated appliances plus three bedrooms, a primary en-suite and a family bathroom. Lovely enclosed garden, garage and ample parking.
THIS PROPERTY WILL BE UNFURNISHED

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.

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.

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.

- Detached house
 - Desirable Location
 - Garage & Driveway Parking
 - Bedroom One with Ensuite
 - EPC Rating C
- Three Bedrooms
 - Low Maintenance Rear Garden
 - Beautifully Presented Throughout
 - Spacious Lounge with Wood Burner
 - Council Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
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		
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