



37 Castle Street, Tiverton, Devon EX16 6RE
£975 PCM

A very spacious four bedroom terraced property, conveniently located within the centre of Tiverton with a range of local amenities. The property has many characterful features and includes a lounge, a dining room, a kitchen, a utility, four bedrooms a bathroom and an enclosed garden.

- Four bedrooms
- Lounge
- Enclosed garden
- Council Tax band B
- Terraced house
- Dining room
- Gas central heating
- Convenient location
- Kitchen and utility
- EPC rating E

Description

The property opens to an entrance hallway, providing access to a characterful lounge, including exposed beams. On from here is a spacious dining room with a door out to the garden. At the end of the hallway is a modern and practical fitted kitchen providing space for a washing machine, cooker and fridge.

On the first floor are three bedrooms, two at the front with the third at the rear. There is a bathroom with a large corner bath, a WC and a hand basin. The final bedroom is a large double on the second floor.

This property has gas central heating throughout.

To the rear is a large garden which is level and low maintenance, laid to lawn.

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.

Disclaimer

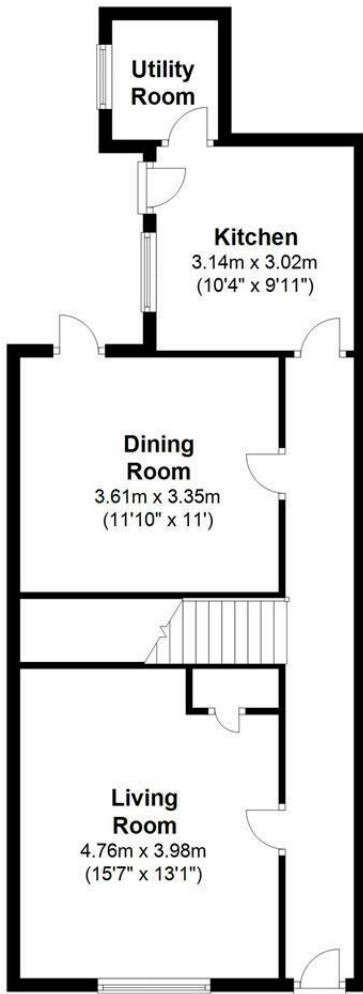
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





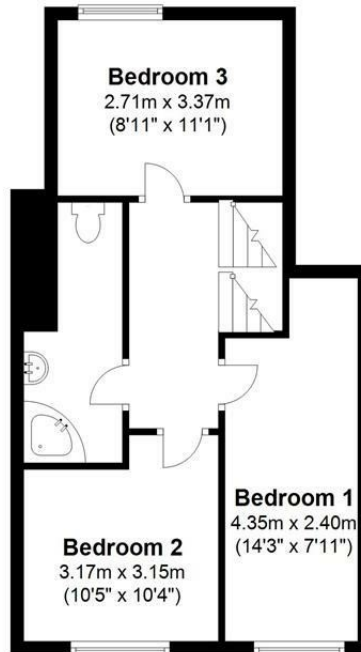
Ground Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



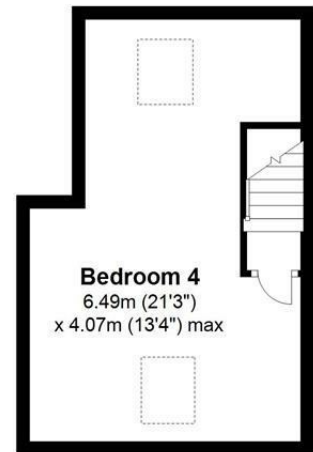
First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Second Floor

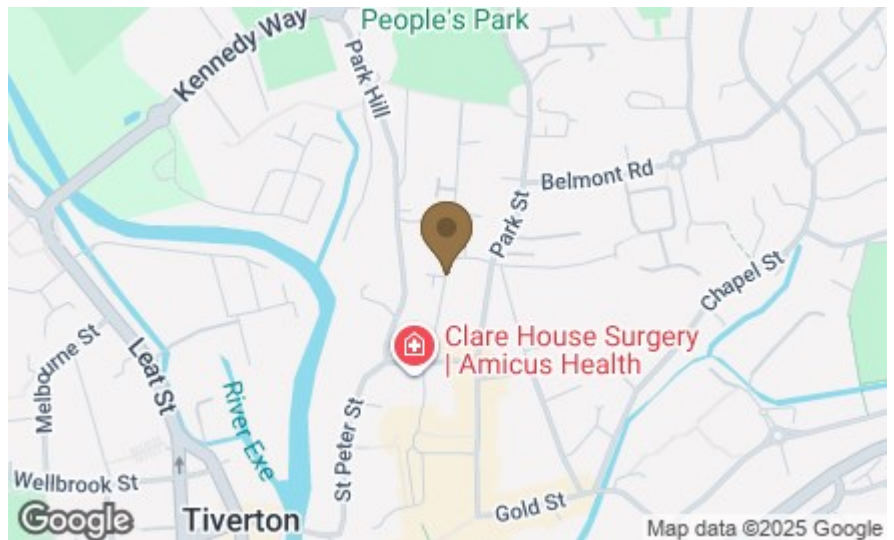
Approx. 24.2 sq. metres (260.1 sq. feet)



This plan is for guidance only and not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	51
(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 CO2 emissions	
(92 plus) A	74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	42
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
England & Wales	
EU Directive 2002/91/EC	



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