

Flat 4 2A Angel Hill, Tiverton, EX16 6PE

£750

A one bedroom third floor apartment located in the town centre. The property has use of a communal courtyard. No allocated parking. PLEASE NOTE: This flat at the top of 3 flights of stairs.

Description
A third floor apartment located in the town centre. The open plan kitchen/living area has a kitchen fitted kitchen and a built in oven and hob.
The living area has been carpeted throughout and provides ample space for your living room furniture.
The bedroom is a great size with a built in wardrobe.
The shower room comprises of a shower cubicle, WC and vanity unit.
Externally there is a shared courtyard area.
The flat has electric heating.
Please Note: there is restricted head height in the bedroom and living area and there is no allocated parking.

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.

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.

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.

- One bedroom flat
 - Modern kitchen
 - Built in storage
 - Shared courtyard
 - Council tax band A
- Top floor (3 flights stairs)
 - Shower room
 - Town centre location
 - Restricted height bedroom & living room
 - EPC rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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