

## 2 Manor Gardens Halwill Junction, Beaworthy, EX21 5US



£ 925.00 pcm

2 Bedroomed House

Electric Night Storage Heating

Enclosed Rear Garden

Garage and Parking

EE Rating D

Council Tax Band B



Please contact us to view this property on 01409 259548 or email: [holsworthylettings@kivells.com](mailto:holsworthylettings@kivells.com)

The property is accessed via a double glazed front door leading into the Hallway with laminate flooring, electric Night Storage Heater, understairs storage and space for a Freezer, and doors off to

Kitchen: with tiled floor, double glazed window to the front, good range of top and base units, roll edged work surfaces and tiled backing, space and plumbing for washing machine, electric cooker, hob and extractor, integral fridge, single drainer stainless steel sink unit.

Lounge/Dining Room: with laminate flooring, Night Storage Heater, patio doors to the enclosed rear garden.

Downstairs Toilet: with electric heater, low flush WC and small hand basin with tiled backing, extractor.

Carpeted Stairs to the first floor landing with storage cupboard and doors off to

Bedroom 1: Double Room with fitted carpet, double glazed window to the rear, Electric Heater, built in wardrobe.

Bathroom: with tiled floor, part tiled walls, panelled bath with shower attachment to the taps, pedestal wash basin with mirror over, low flush WC, built in storage, wall mounted electric heater.

Bedroom 2: double room, with fitted carpet, double glazed window to the front, electric heater, airing cupboard and single built in wardrobe.

Outside:  
there is an enclosed rear garden laid to lawn with patio area and mature shrubs, giving direct access to the single garage, with parking in front of the garage.

Property Reference: H1828

#### Tenancy Information

One Months Rent In Advance

Deposit (5x One Weeks Rent)



**VIEWINGS:** Please ring 01409 259548 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE [www.kivells.com](http://www.kivells.com).

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