

9 Gardenia Drive, Tiverton, Devon, EX16 6UH

£850 PCM

A lovely two bedroomed end terrace house in the popular area of Moorhayes.

Description
This lovely two bedroom home benefits from off road parking and an enclosed garden. It comprises of an entrance hall leading to a fitted kitchen, a good sized living/dining room with French doors leading out to a garden. Upstairs there are two good sized bedrooms and a family bathroom with a shower over the bath. This property also benefits from Gas central heating and double glazing.

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.

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.

- Two bedrooms
 - Kitchen
 - Enclosed rear garden
 - Small front garden
 - EPC rating C
- Lounge/diner
 - Bathroom with shower over bath
 - Driveway parking 2 cars
 - Popular Moorhayes location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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