

1b Blundells Road, Tiverton, Devon, EX16 4DB

£810 PCM

A three bedroom maisonette situated just off the centre of Tiverton with parking for one car, gas central heating and shared garden.

Description
Flat 'B' is a three bedroom maisonette with its own entrance to the side of the property on the first floor. The door opens to an entrance hallway with space for coats and shoes with stairs leading to the first floor. At the front, there is a good size lounge, with two bedrooms occupying the middle of the property. To the rear, there is a kitchen with a range of fitted units and a built in cooker with an electric hob. A bathroom finishes the first floor with a WC, a hand basin and a bath with a shower over. The main bedroom is on the second floor with eaves storage and a small dressing area. The property has gas central heating. To the rear is a shared level garden laid to lawn and parking for one car.

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.

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.

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.

- First floor maisonette
 - Gas central heating
 - Parking for one car
 - Level access walk into town centre
 - Council tax band A
- 3 bedrooms
 - Bathroom with shower over bath
 - Shared garden
 - EPC Rating 'C'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	77	77
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

