44 Water Lane, Tiverton, Devon, EX16 6RB

£825 PCM

Welden Edwards
Supporting your every move

A charming three bedroom cottage situated conveniently within walking distance of the town centre of Tiverton. The property has a large lounge/living area, a kitchen, a bathroom, three bedrooms and a delightful garden. PLEASE NOTE: There is NO allocated parking for this property.

Description
This property has a porch area with a good amount of storage in the form of an understairs cupboard and a cloak cupboard.
This leads to a large living area, with a lounge which has a feature fireplace and exposed beams. This room widens out to a dining area with a large sky light and steps up to a light and airy fitted kitchen with a built in oven and hob. To the rear is a utility area and bathroom with a bath and an electric shower over.
The first floor has two bedrooms, a double overlooking the garden and a single bedroom to the front. There is a third bedroom on the second floor with exposed supporting beams and a Velux window.
To the rear is an enclosed cottage garden.
PLEASE NOTE THERE IS NO ALLOCATED PARKING FOR THIS PROPERTY

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.

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 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.

- Character cottage
- Living area - original features
- Three bedrooms
- Gas central heating
- Utility area
- Easy walking to town
- Fitted kitchen
- Bathroom with shower over
- Enclosed rear garden
- EPC rating C, No Parking









