

A lovely two bedroom home, located on the desirable Moorhayes development in Tiverton.  
ALL APPLICANTS ARE REQUIRED TO PROVIDE A GUARANTOR FOR THIS PROPERTY

### Description

A lovely two bedroom home situated in a quiet area of Moorhayes. The property has two good sized double bedrooms and a spacious living room with space for a dining table and patio doors out to the rear garden, which has a small patio area and lawn, with access via rear gate to the parking area. There is a downstairs WC/cloakroom and upstairs family bathroom with shower over the bath. The modern kitchen has space for a fridge freezer and a washing machine.  
ALL APPLICANTS WILL NEED TO PROVIDE A GUARANTOR before a viewing can be arranged.

### Lettings Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [lettings@welden-edwards.co.uk](mailto:lettings@welden-edwards.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 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.

- Two double bedrooms
- Modern fitted kitchen
- Downstairs WC/cloakroom
- Allocated parking space
- Council tax band B
- Lounge/Diner
- Family bathroom with shower over bath
- Rear enclosed garden
- Quite area of Moorhayes
- EPC to be confirmed



| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (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 <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) A   |                         |   |
| (81-91) B   |                         |   |
| (69-80) C   |                         |   |
| (55-68) D   |                         |   |
| (39-54) E   |                         |   |
| (21-38) F   |                         |   |
| (1-20) G  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |