

£940



## 93 Barrington Street, Tiverton, Devon, EX16 6QS

- Close to town centre amenities
- Modern kitchen
- 2 further bedrooms
- Enclosed rear garden
- Rent £940 pcm, Deposit £1,080.
- Cosy sitting room with woodburner
- Attic bedroom with built in wardrobe
- Family bathroom with shower over the bath
- Mains electric, gas, water and drainage. Council Tax Band A

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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## 93 Barrington Street, Devon EX16 6QS

This charming grade II listed cottage is in a quiet position away from the noise of traffic yet within easy reach of the town center. EPC: E



Council Tax Band: A



## LongDescription

Offering accommodation over three floors, this deceptively spacious cottage is conveniently placed just off the town centre, close to a range of amenities.

You enter the property via the cosy sitting room which has a woodburner and head through to a spacious kitchen with an integrated electric cooker with gas hob.

On the first floor there is a bathroom with a shower over the bath and two bedrooms, one a definite double room, the other a smaller double or a comfortable single room.

Stairs rise to the second floor where there is a spacious attic bedroom with built in wardrobe and storage space built into the eaves.

Outside there is a surprisingly private enclosed rear garden with a patio covered by a lean to, a couple of steps rise up to a lawn.

Please note there is no parking available with the property.  
Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

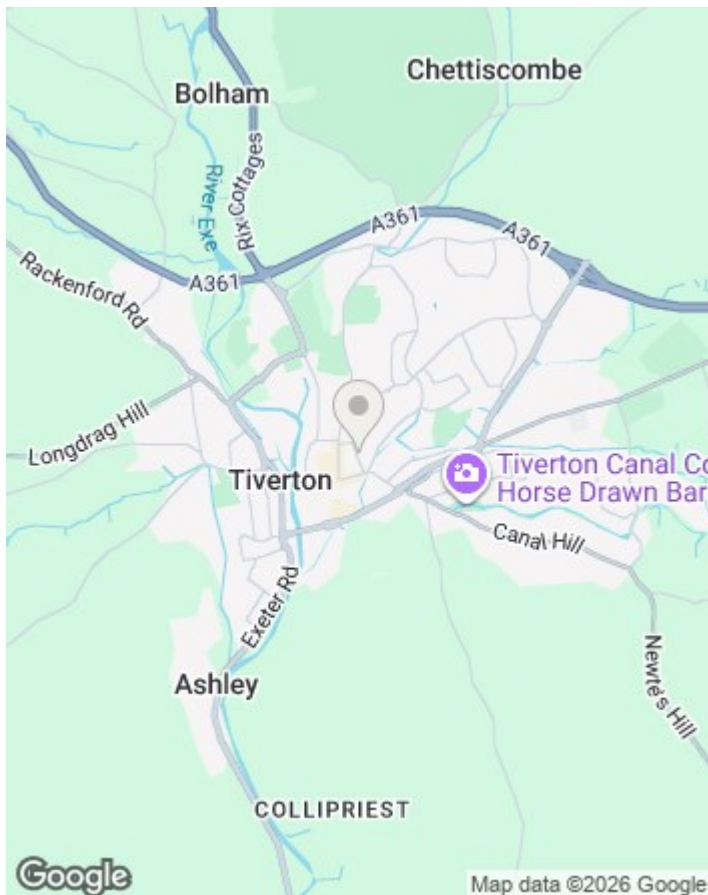
Before the tenancy starts (payable to Seddons Lettings 'the Agent')

Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

For full details of all permitted Tenant Fees payable when renting a property through Seddons please refer to the Scale of Tenant Fees available on Seddons website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



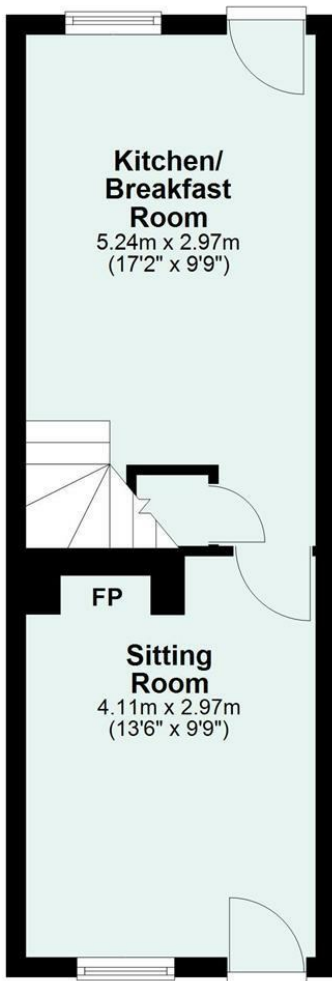
## Directions

## Viewings

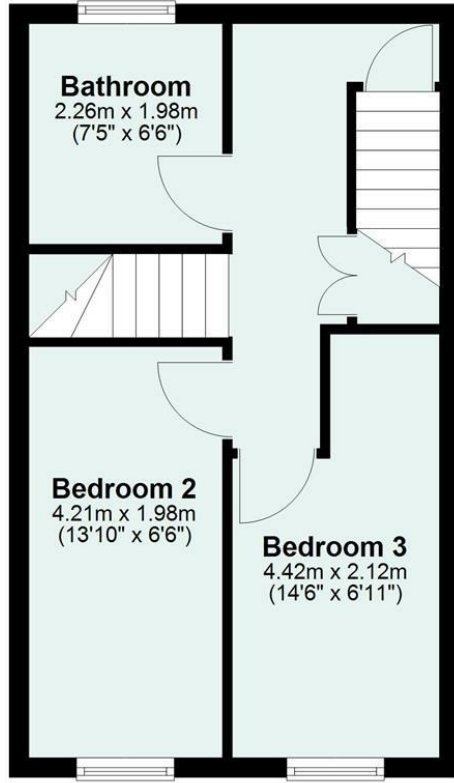
Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

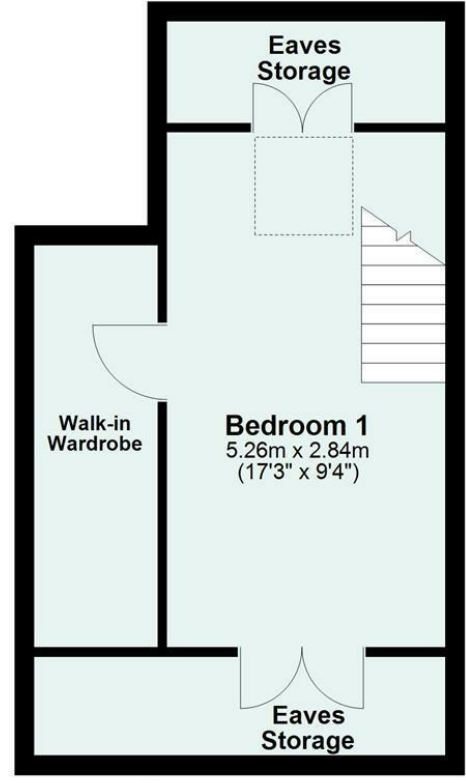
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Second Floor**

Total area: approx. 88.0 sq. metres (947.7 sq. feet)

