



12 Kabale Close, Tiverton, Devon EX16 5QB
£950 PCM

A beautifully presented, two double bedroom property, located in the desirable Rackenford Meadows Estate in Tiverton.

- Newly refurbished
- Gas central heating
- Garden to rear

12 Kabale Close

Two bedroom refurbished house with Gas central heating. The front door opens into a small entrance hallway with the stairs leading up in-front of you to the first floor. To the right, a door takes you into the well proportioned living room.

From the living room, a door leads you into the kitchen which has potential to be a great space, with garden to rear.

Upstairs, there are two double bedrooms, bathroom currently consists of a shower, WC and hand basin.

Services & Council tax

Mains services
Double glazing throughout
Gas central heating
Council tax band B

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.

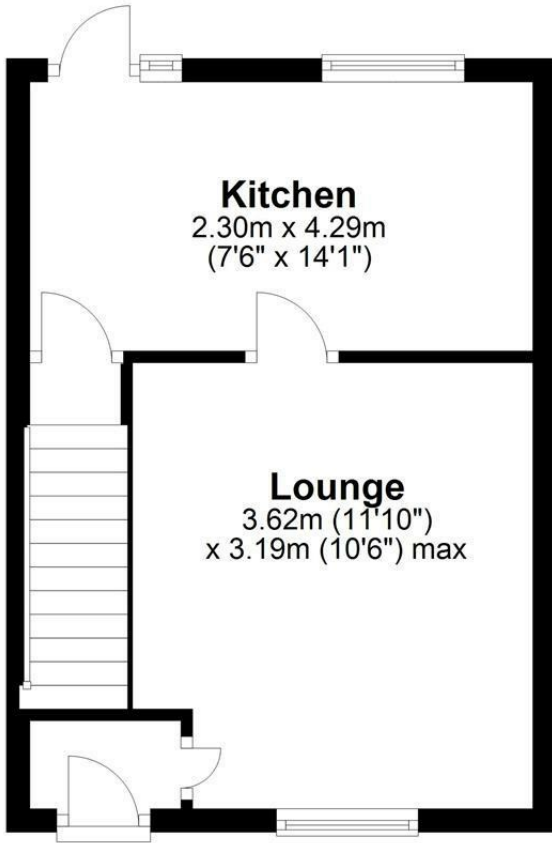
Disclaimer

Whilst every attempt has been made to ensure our 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.

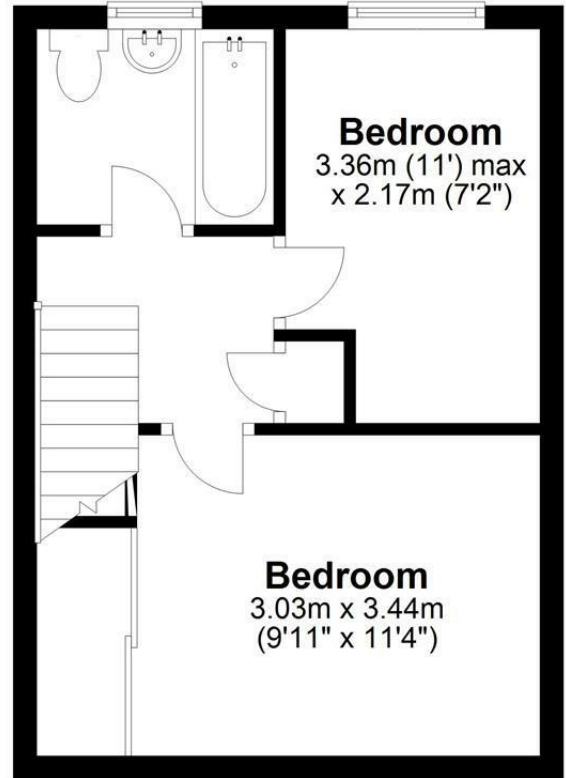




Ground Floor



First Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 73 | |
| (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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

