



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



35 Queensway, Tiverton, Devon, EX16 6HU

£960 Per Month

- Kitchen/diner
- Sun room
- Ensuite to the main bedroom
- Enclosed rear garden
- Council Tax Band B
- Spacious living room
- 2 double bedrooms
- Family bathroom
- Rent £960 pcm, Deposit £1,105
- Mains gas, electric, water and drainage

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

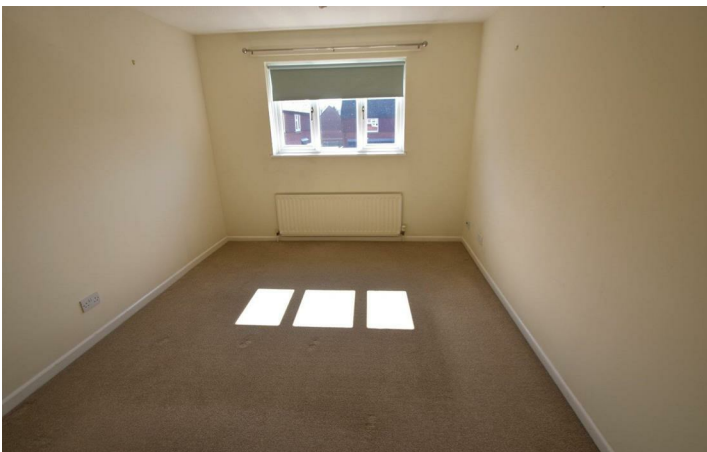


35 Queensway, Devon EX16 6HU

A spacious, very well presented two double bedroom property on the edge of town. EPC: C



Council Tax Band: B



LongDescription

This property offers generous accommodation and comprises the following:

A bright and airy lounge that opens into an unheated sunroom at the rear of the property, offering additional living space.

A spacious kitchen/diner with a large storage cupboard,

Upstairs, you will find two double bedrooms, as well as the family bathroom.

The main bedroom which is a good sized double features an ensuite shower room. The second bedroom benefits from a good-sized fitted wardrobe. The family bathroom includes a shower over the bath.

The front of the property has an enclosed gravel area, and the rear garden is complemented by a small shed and rear access, ideal for easy bin storage and removal.

Additionally, there is resident parking available on a first-come, first-served basis, as well as on-street parking.

Tiverton is a thriving market town with a variety of shops and a good range of educational and recreational facilities. The town has fast dual carriage way access to Junction 27 of the M5 motorway and Tiverton Parkway (Paddington in approx. two hours).

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will become an Assured Periodic Tenancy from the 1st of May 2026.

Permitted Payments

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

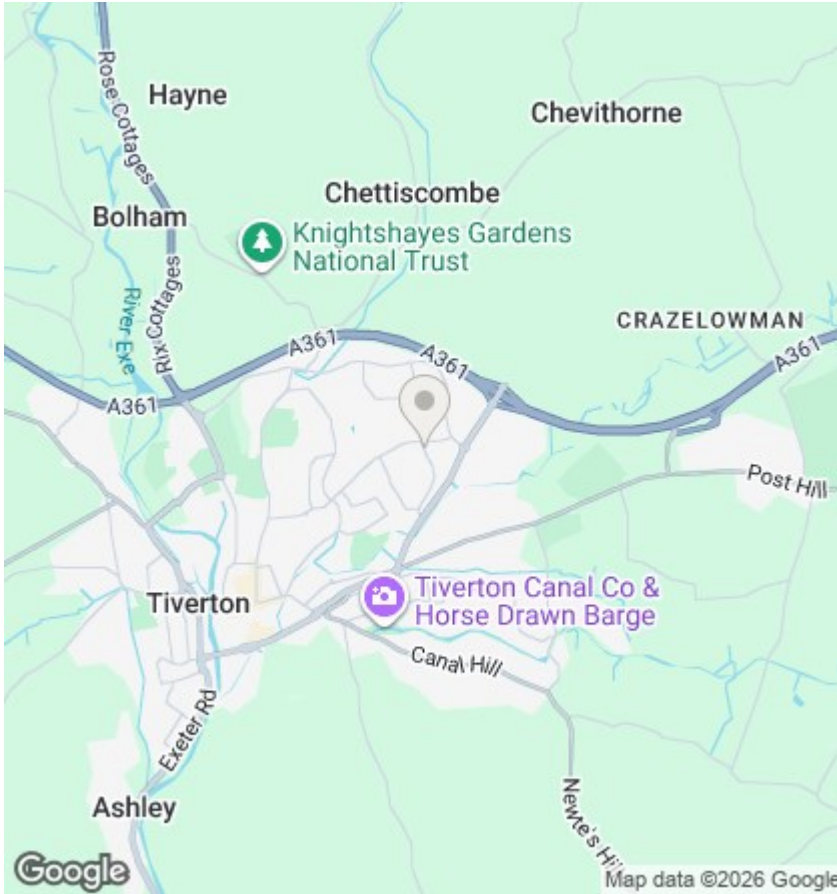
Before the tenancy starts (payable to Seddons Lettings 'the Agent')

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

What3words:///noble.league.media

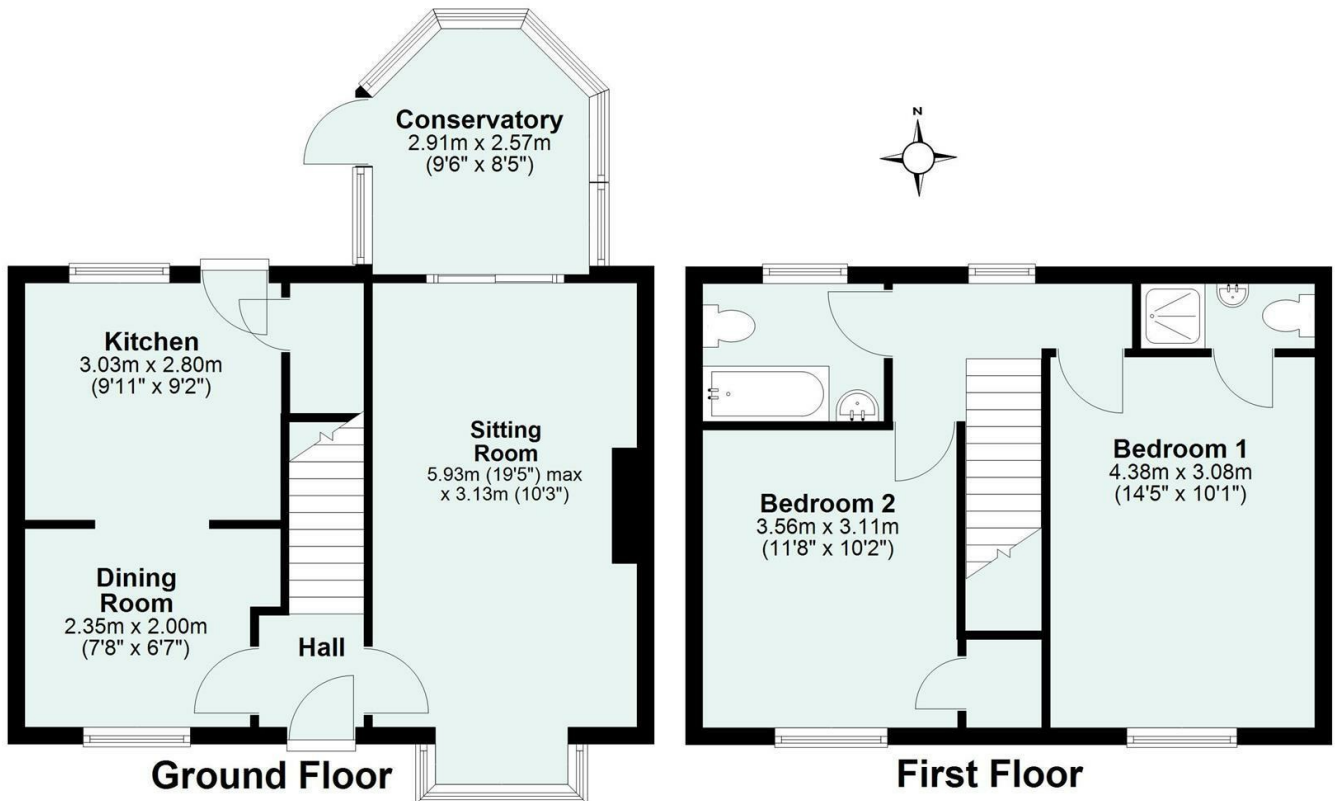
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(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	



Total area: approx. 83.8 sq. metres (902.3 sq. feet)