

# 29 Popham Close, College Mews, Blundells Road, Tiverton, Devon, EX16 4GB

£925 PCM

A two bedroom coach house, within a quiet, select development close to Blundells School. The property comprises of a lounge, a fitted kitchen, two bedrooms and two bathrooms, and benefits from a garage.

**Description**  
This property comprises of a lounge/diner with an archway through to the kitchen. The kitchen is fitted with a range of modern base and wall units, plumbing for a washing machine and space for a fridge/freezer, plus a built in oven and hob. This property has two double bedrooms - bedroom one with an ensuite shower room and fitted wardrobes and there is a separate bathroom with a shower over the bath.  
The garage has an up-and-over door, power and lighting. Parking to the front of the garage.

**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.

**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](mailto: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.

**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.

- Two bedrooms
  - Lounge with archway to the kitchen
  - Garage and parking
  - Bedroom with fitted wardrobes and ensuite shower room
  - Close to the town centre and easy walk to the town centre
- Coach house
  - Sought after location
  - Gas central heating
  - Family bathroom with shower over the bath
  - EPC rating B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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