

1 Fordlands Cottage, Chevithorne, Tiverton, EX16 7QE

£1,050 PCM

A two bedroom cottage with a study/office, oil fired central heating, rear enclosed garden and parking.

Description
This lovely character semi-detached cottage is set in a rural location approximately 15 minutes drive from Tiverton.

The entrance hallway has understairs storage and leads to a spacious modern fitted kitchen/diner. Steps from the kitchen take you into the large living area, with a log burner and built in wooden seating across the far wall. The garden is accessed via the living room and small boot room area.

Also on the ground floor is the newly refurbished shower room, with walk in shower enclosure, WC and basin.

Upstairs there is a large landing area (limited head height) and steps lead up to the two double bedrooms, one with a walk in storage area. There is also a separate office/study which has under eaves storage cupboards. The property also benefits from allocated parking and an oil fired central heating system. Viewing is highly recommended.

Please contact the office for directions to the property, once you have a viewing confirmed.

Chevithorne
Chevithorne is a small pretty village near Tiverton, Devon. It lies just three miles from Tiverton and eight miles from the motorway.

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.

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

- Two double bedrooms
 - Large modern fitted kitchen
 - Spacious living room
 - Enclosed rear garden
 - EPC rating E
- Office/study
 - Ground floor shower room
 - Woodburner
 - Parking
 - Council tax band C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	48	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

