

# 74 Oakfields, Tiverton, Devon, EX16 6XF

£695 PCM

A very well presented first floor apartment in the popular Moorhayes development.

This one bedroom first floor apartment is situated within a very quiet, enviable position close to local amenities.

The property comprises of an entrance hallway with storage space and access to all rooms. There is a good size, lounge/diner with views over Tiverton. There is an archway which leads through to the kitchen with a range of wall and base units, a fridge/freezer, a washing machine and a built in oven and hob. There is a double bedroom and a bathroom with a WC, a hand basin and a bath with a shower over.

This property also benefits from gas central heating, double glazing and allocated parking.

**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).

**General Conditions Lettings**  
Upon application we require one weeks rent as a holding deposit. Applicants will also need to sign a holding deposit form in order to secure the Property. 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.

- One double bedroom
  - Built in appliances
  - Gas central heating
  - Council Tax Band A
  - Energy Rating C
- Furnished or Unfurnished
  - Very well presented
  - Allocated parking
  - Popular location



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>	80	80
(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>	83	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

