

54 Sunningbrook Road, Tiverton, EX16 6EA

£950 PCM

A fantastic two double bedroom property, benefiting from off road parking, spacious accommodation and a low maintenance rear garden.

Description
Entering through the front door, you are welcomed into a bright entrance hall which provides access to the spacious lounge. From here, a doorway leads through to the modern kitchen/diner, offering an ideal space for both everyday living and entertaining. Leading off the kitchen is the conservatory, providing additional versatile living space with views over the rear garden. A further door from the conservatory gives access to a useful storage area.

To the first floor, the property offers two generous double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a low-maintenance rear garden, predominantly laid to patio, creating the perfect space for outdoor dining and relaxation. To the front of the property, there is driveway parking providing convenient off-road parking.

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
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.

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.

- Two Double Bedrooms
 - Spacious Lounge
 - Low Maintenance Rear Garden
 - EPC C
 - Gas Central Heating
- Off Road Parking
 - Conservatory
 - Close to Amenities
 - Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	

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	

