



Flat 4, 22 The Avenue, Tiverton, Devon, EX16 4HW

£600

- Quiet location close to The Grand Western Canal
- Modern fitted kitchen with integrated cooker
- Communal gardens
- Rent £600 pcm, Deposit £690.
- Studio with separate kitchen and shower room
- Store cupboard with room for washing machine
- Parking space
- Mains electric, water and drainage. Council tax band A

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

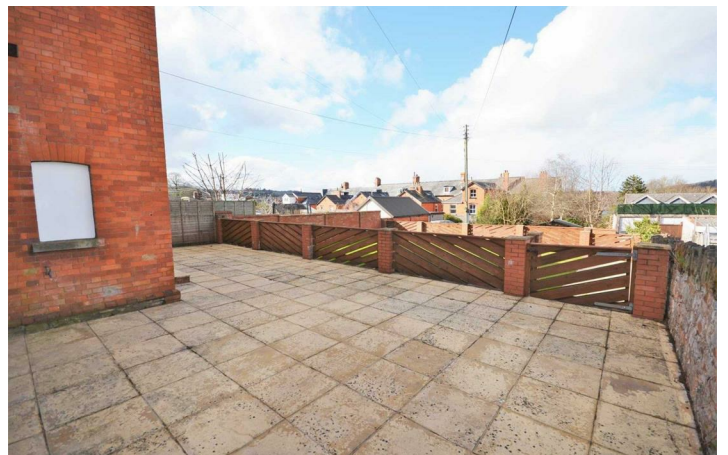


Flat 4, 22 The Avenue, Devon EX16 4HW

A well presented first floor studio apartment with views to the rear, located in The Avenue and offered with a parking space and access to a communal garden. EPC: C



Council Tax Band: A



LongDescription

This first floor studio apartment, located at the rear of the building has views of rolling hills in the distance. The accommodation comprises of an open plan living area/bedroom space, separate kitchen area and a shower room.

Outside, the apartment is offered with one parking space and has the benefit of the communal gardens to the rear.

The property is located a short walk from the towns centre and The Great Western Canal basin where you can enjoy nice level walks is just up the road. Tiverton is a thriving market town, situated in the picturesque Exe Valley about fifteen miles to the North of Exeter. The town lies on the A361 North Devon Link Road with fast access to the beaches of North Devon and also about a 10 minute drive from Junction 27 of the M5 Motorway with its adjoining Parkway Station from where you can reach Paddington in just over two hours.

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')

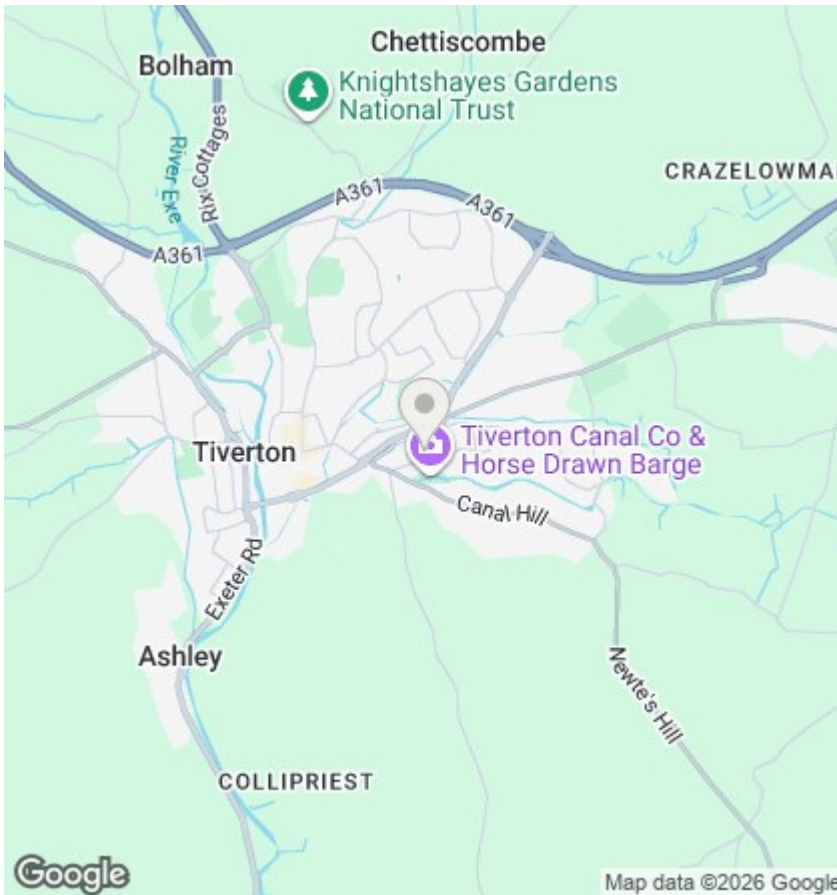
Holding Deposit: 1 week's rent

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

From the multi storey car park turn left onto Great Western Way. Go straight across at the next roundabout, then turn right then left into Old Road and almost immediately right again into Lodge Road. This takes you into The Avenue, turn left and you will see the Oval in front of you, (a large grassed open area) the property is on the lower side with our To Let Viewings

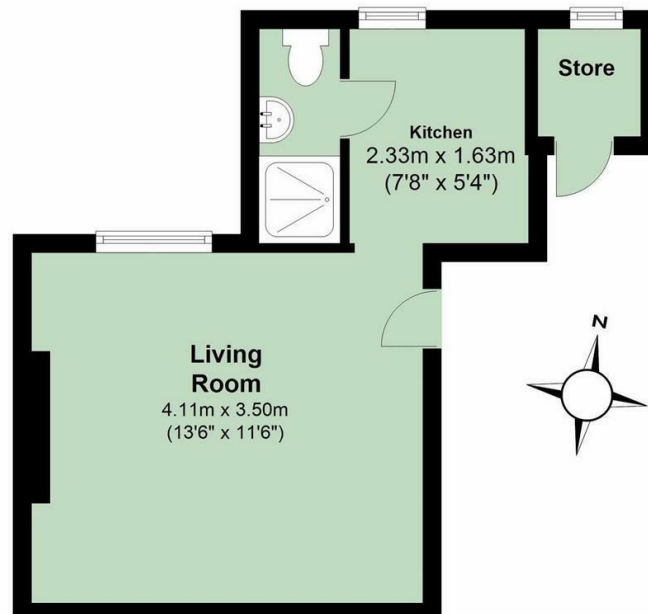
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

Flat 4, Milverton Lodge, Tiverton



Total Area Approx 20.1sq/m 216.3sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC