

9 Gornhay Orchard, Tiverton, Devon, EX16 4QP

£1,300 PCM

Lovely three bedroom home comprising of a spacious kitchen diner, car port and fully enclosed rear garden with close proximity to Blundell's school. Property benefits from ensuite to the main bedroom, family bathroom & downstairs cloakroom.

Description
Entering through the front door into the spacious entrance hall where you will find doors leading to all downstairs rooms. To the right, a spacious kitchen diner with wall and base units providing ample storage. There is also an integrated oven, hob and dishwasher. The dining area is a great size with plenty of space for a large dining table and chairs. Patio doors lead to the rear garden.
The lounge is to the rear of the property, a lovely sized room with patio doors leading to the garden. Finishing off the ground floor is a useful Cloakroom.
Ascending to the first floor, you will find three bedrooms and a family bathroom. Bedroom One benefits from an ensuite and fitted wardrobes, with Bedroom Two and Three being nice sized doubles.

Externally there is a low maintenance rear garden as well as a car port providing off road parking for one car.

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.

General Conditions Lettings
Upon application we require one weeks rent as a holding fee. 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.

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.

Disclaimer

- Three Double Bedrooms
 - Spacious Kitchen/Diner
 - Walking Distance to Blundells School
 - Downstairs cloakroom
 - Council tax C
- Family bathroom
 - Car Port
 - Bedroom One with Ensuite
 - Gas central heating
 - EPC rating C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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
		

