

A lovely three bedroom home located in the desirable Moorhayes area of Tiverton.

Description

This well-presented three-bedroom home offers generous living space, featuring a large open-plan living/dining room with an electric fireplace, understairs storage, dual-aspect views, and double doors to an enclosed rear garden. The modern kitchen includes integrated appliances, white tiled flooring, and a bright front-facing window. Upstairs are three good-sized bedrooms: a main double with built-in wardrobe, a second with a storage cupboard, and a spacious single, all served by a family bathroom with bath and electric shower. Additional benefits include a downstairs cloakroom, gas central heating, double glazing, and a private rear garden with patio, shed, and gated access to parking. A nearby single garage with an additional parking space completes the property.

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.

- Three Bedrooms
- Spacious Lounge/Diner
- Downstairs cloakroom
- Enclosed rear garden with patio
- EPC rating C
- Garage & Parking
- Kitchen with Integrated Appliances
- Bathroom with shower over bath
- Gas central heating
- Council tax band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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		