



45 Chapel Street, Tiverton, Devon EX16 6BT £1,150 Per Month

A newly refurbished three bedroom semi-detached house close to the town centre. The property consists of three double bedrooms, a large living area downstairs with a newly fitted kitchen and a courtyard to the rear. Garage with electrics. Close to two local primary schools and less than a mile from Tiverton High School. General Conditions If an offer is made for the tenancy, the Agents will take an administration fee of £150 (plus VAT) plus £50 (plus VAT) for additional tenants before taking up references. This is required to cover our administration costs in taking up references, requesting credit checks, preparing the inventory, drawing up the Tenancy Agreements, etc. This is non-returnable should you withdraw from your application, or if your references prove to be unsatisfactory. Ingoing Costs These comprise an administration fee, first months' rent and a deposit The remainder of these monies need to be paid in cleared funds 10 days prior to the moving in date. This can be cash, bankers draft or building society cheque. Security Deposit The deposit is normally a months' rent plus £100. If we are managing the property the deposit will be held by The Deposit Protection Service. Please ask for further details. Tenant Application Form We will require a completed tenant Application Form for each person over the age of 18 years who will be living at the property. The information contained is used to perform a credit check and to request the relevant references so please complete as fully and accurately as possible or your application may be delayed. Guarantor For any person under the age of 25 years, or claiming housing benefit we normally require a guarantor. Identification For each applicant we must have photographic identification and also proof of residency such as a bank statement or utility bill in your name. TV Licence The tenant is responsible for the payment of the television licence, even if a television is provided at the property. Utilities The tenant is u

- Three Double Bedrooms
- Garage
- Rear Garden
- New Carpets Throughout
- Close to Town

Description

Delightful three-bedroom property ideally situated just a short walk from the town centre, offering convenience and comfortable living in an excellent location.

The accommodation comprises a spacious open-plan lounge, dining area and modern kitchen, creating a bright and sociable living space. There are three generous double bedrooms and a well-appointed family bathroom.

Outside, the property benefits from a charming rear garden, perfect for relaxing or entertaining, as well as a garage providing additional storage or 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.

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.

Disclaimer

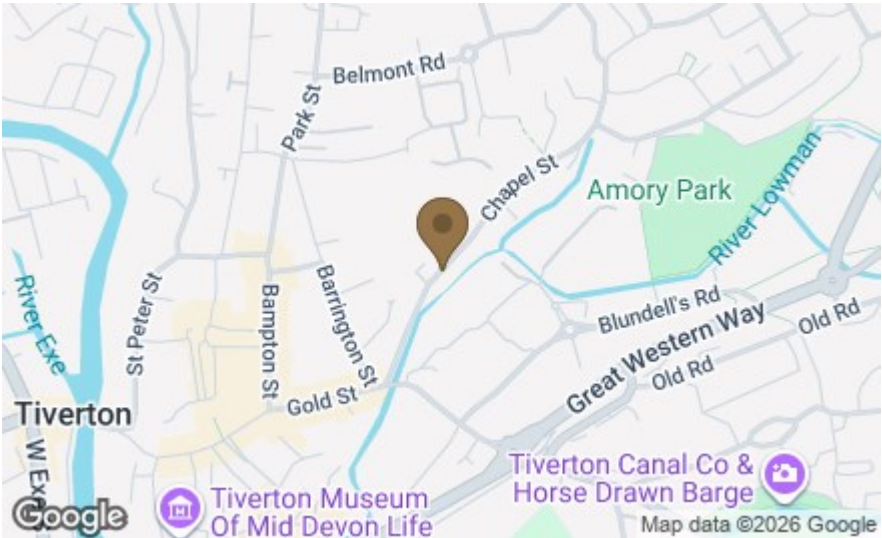
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





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



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