



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



Office Room 13, The Old Bakery, 44 West Exe South, Tiverton,

£450 ~~£500~~

**Sales, Lettings, Mortgages:**

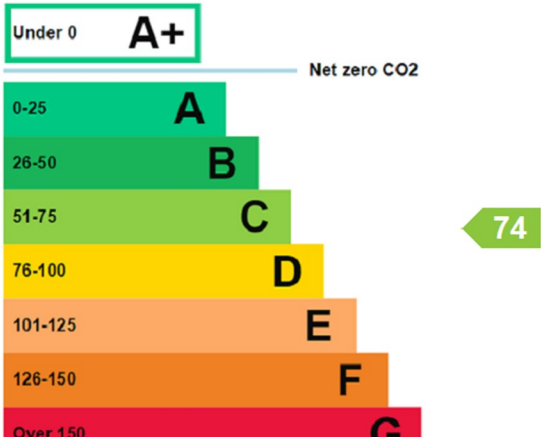
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 44 West Exe South, Devon EX16 5DH

Available now - A good-sized 1st floor office space, which is suitable for four to six person use, situated in the Old Bakery building in Westex South, Tiverton. EPC: C

Icons: Bed, Bath, Sofa, Stairs, Council Tax Band: C



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## LongDescription

A well-proportioned first-floor office which is available immediately.

The office is offered with furniture included and benefits from access to shared facilities, including a kitchen, toilets, and shower room. There is also an attractive outdoor seating area overlooking the River Exe, providing a pleasant environment for a coffee break.

A service charge of approximately £170 per calendar month applies.

A 12-month lease or longer is available.

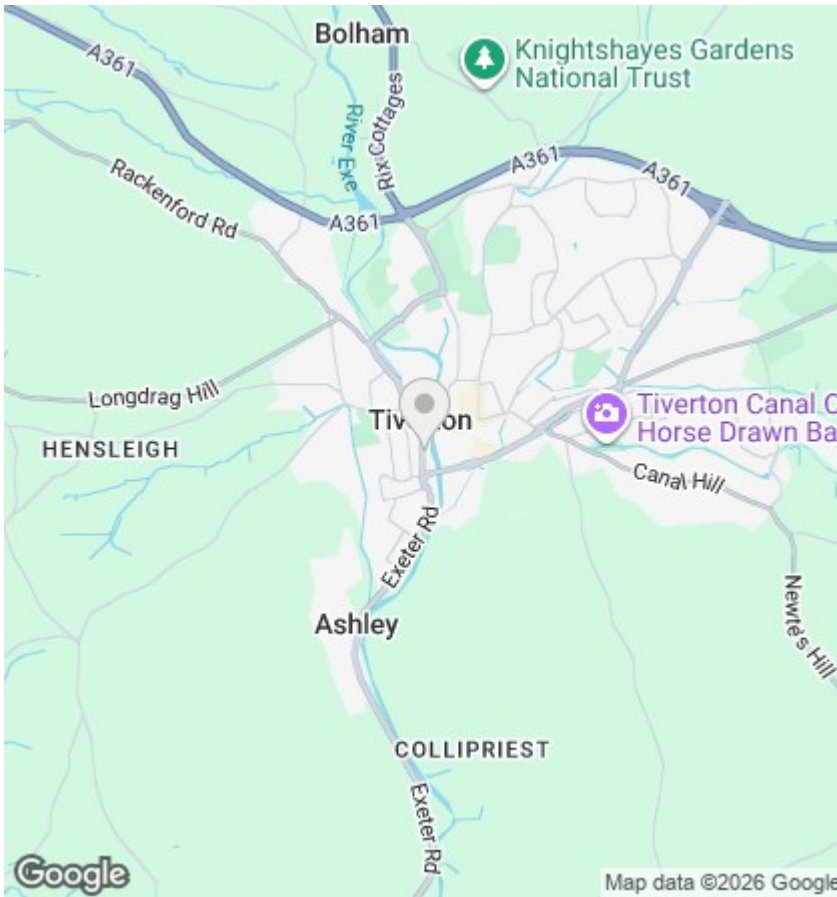
The building is protected by an extensive CCTV security system

Free on-street parking is available to the front of the property, and there is a designated area on-site for loading and unloading vehicles if required.

### Permitted payments

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.

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## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

