

8 Fore Street, Tiverton, Devon, EX16 6LH



7 Davies Close, Silverton, Exeter, Devon, EX5 4DL

£1,050

- Popular village location
- Kitchen/dining room
- Bathroom with shower over the bath
- On street parking
- Council Tax Band B
- Sitting room
- 2 double bedrooms, further single bedroom
- Enclosed garden
- Rent £1,050. Deposit £1,210.
- Mains electric, gas, water and drainage

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

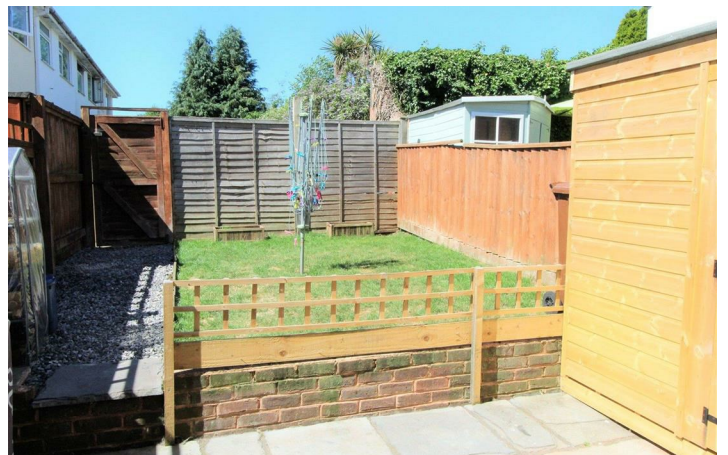
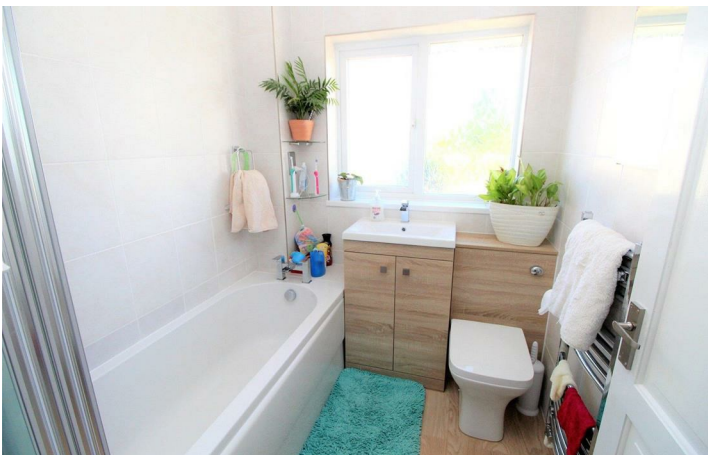


7 Davies Close, Exeter EX5 4DL

This nicely presented three bedroom terraced house is situated in the popular village of Silverton. EPC: C.



Council Tax Band: B



LongDescription

This well appointed three bedroom terraced property is situated in the popular village of Silverton.

The accommodation comprises of an entrance porch, sitting room, kitchen/dining room, main bedroom with built in wardrobes, two further bedrooms and a family bathroom.

Outside, the easy to maintain garden has a patio area with raised lawn and a garden shed.

Silverton is one of the oldest villages in Devon. It has local amenities such as a Spar convenience store with a post office and 'The Lamb Inn' which is a lovely local pub. The village lies conveniently for easy access to the towns of Cullompton and Tiverton and the more extensive services of the cathedral city of Exeter, accessible by either bus or car along the A396 Exe Valley road, approximately 15 minutes drive.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will be become an Assured Periodic Tenancy from the 1st of May 2026.

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')

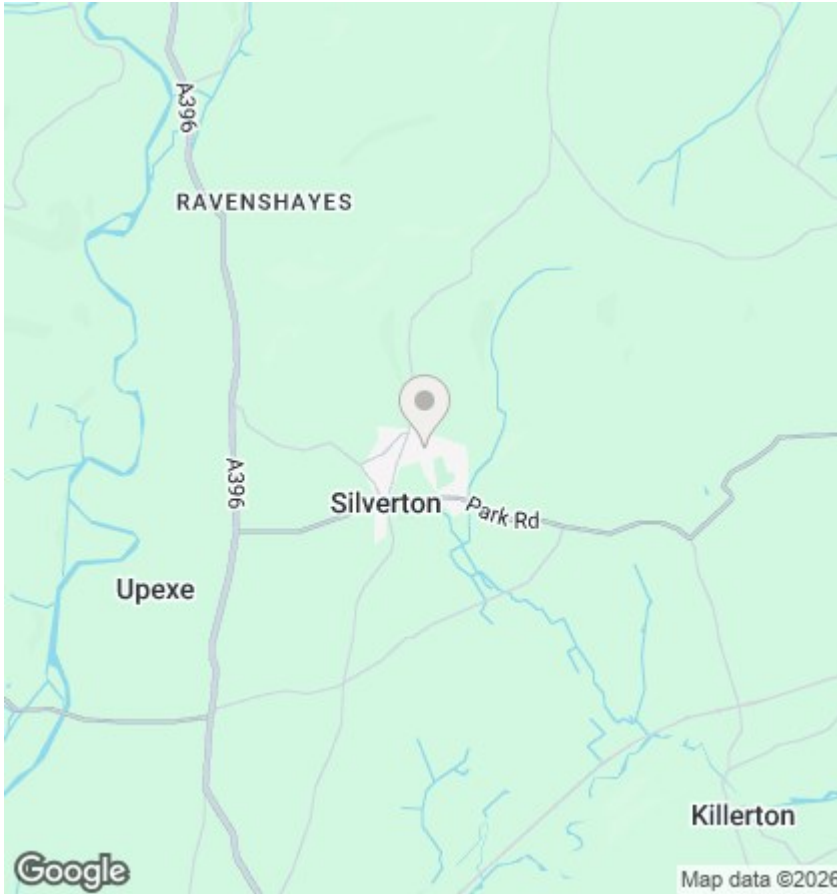
Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one weeks rent, will be allocated to the first months 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 Cullompton Seddons' office, proceed to the right and out of the town towards Exeter on the B3181. Proceed for approximately four miles and take the right turning to Killerton, Ellerhayes and Silverton. Continue through Ellerhayes until you reach the village of Silverton and just before you get to the mini roundabout in the centre of Silverton turn right

Viewings

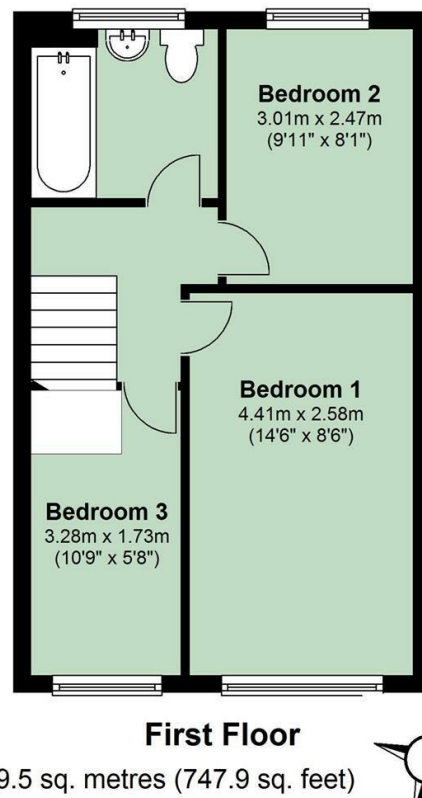
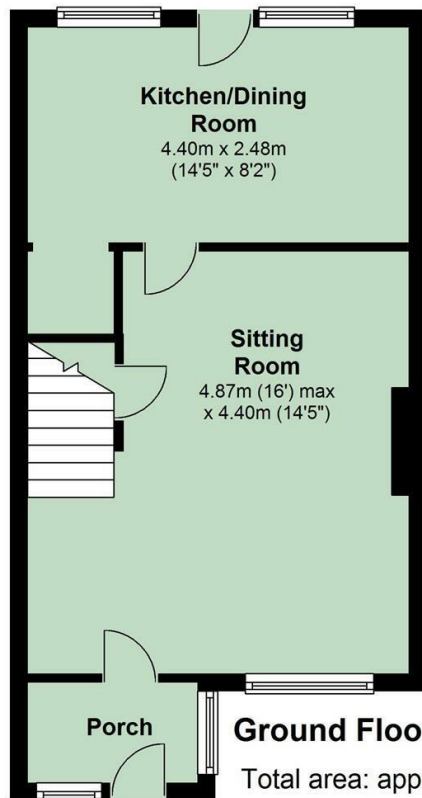
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(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	

7 Davies Close, Silverton



Total area: approx. 69.5 sq. metres (747.9 sq. feet)

