

34 Gardenia Drive, Tiverton, Devon, EX16 6UH

£850 PCM

A two bedroom semi-detached house on the Moorhayes estate, close to local shops. Kitchen with fitted cooker. Lounge with patio doors leading out in to a level secure garden with shed. Family bathroom with shower over the bath. Driveway. The property is being re-decorated throughout.
Rent £850 Deposit £980.76 Holding Fee £196.15
This will be Let as an Assured Shorthold Tenancy.
NOT suitable for Pets

Description
A good sized two bedroom semi-detached house on the Moorhayes estate, close to local amenities.

The property comprises of a kitchen with a fitted cooker, a lounge, two double bedrooms and a family bathroom. To the rear is an enclosed garden. A private driveway with space for two cars is available to the side.

Gas central heating.

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.

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
Whilst every attempt has been made to ensure our 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.

- Semi-detached house
- Lounge
- Family bathroom
- Private driveway
- Council Tax Band B
- Two bedrooms
- Fitted kitchen
- Enclosed garden
- Gas central heating
- EPC rating D



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			
		71	87
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			
		66	88
England & Wales	EU Directive 2002/91/EC		