

£915 Per Month



12 Little Silver, Tiverton, Devon, EX16 4PH

- Nicely positioned on the edge of town with good views
- Bathroom with shower over the bath
- Kitchen diner
- On street parking readily available
- Mains gas, electric, water and drainage.
- 2 double bedrooms
- Lounge
- Enclosed low maintenance garden
- Rent £915. Deposit £1,055.
- Council tax band B

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



12 Little Silver, Devon EX16 4PH

This two bedroom house is situated on the edge of the town yet within an easy walk of the town centre. EPC: D



Council Tax Band: B



LongDescription

The house is surprisingly spacious and has an interesting split level design with a short stair run between the sitting room at the front and the kitchen at the rear. The kitchen is a good size with a dining area and double doors opening to the rear garden. Another short run of stairs leads up to the second bedroom and modern bathroom and the main bedroom is located at the top of the house, being a decent size double with plenty of space for furniture.

Tiverton is a thriving town with a wide range of shopping, educational and recreational facilities. The town has fast dual carriage way access to Junction 27 of the M5 motorway and mainline station Tiverton Parkway (Paddington in about two hours).

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 week's rent, will be allocated to the first month's 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

What3words:///surely.cracks.froze

Viewings

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

EPC Rating:

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

