



**9 Gornhay Orchard, Tiverton, Devon EX16 4QP**  
**£1,300 Per Month**

Situated in a highly exclusive area of Tiverton, is this well proportioned three bedroom home comprising of a spacious kitchen diner, car port and fully enclosed rear garden with close proximity to Blundell's school.

- Three Double Bedrooms
- Car Port
- Low Maintenance Rear Garden
- Walking Distance to Blundells School
- Spacious Kitchen/Diner
- Bedroom One with Ensuite

## Description

Entering through the front door into the spacious entrance hall where you will find doors leading to all downstairs rooms. To the right, a spacious kitchen diner with wall and base units providing ample storage. There is also an integrated oven, hob and dishwasher. The dining area is a great size with plenty of space for a large dining table and chairs. Patio doors lead to the rear garden.

The lounge is to the rear of the property, a lovely sized room with patio doors leading to the garden. Finishing off the ground floor is a useful Cloakroom.

Ascending to the first floor, you will find three bedrooms and a family bathroom. Bedroom One benefits from an ensuite and fitted wardrobes, with Bedroom Two and Three being nice sized doubles.

Externally there is a low maintenance rear garden as well as a car port providing off road parking for one car.

## 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.

## General Conditions Lettings

Upon application we require one weeks rent as a holding fee. Applicants will also need to sign a holding deposit form in order to secure the Property. 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.

## 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](mailto:lettings@weldenedwards.co.uk).

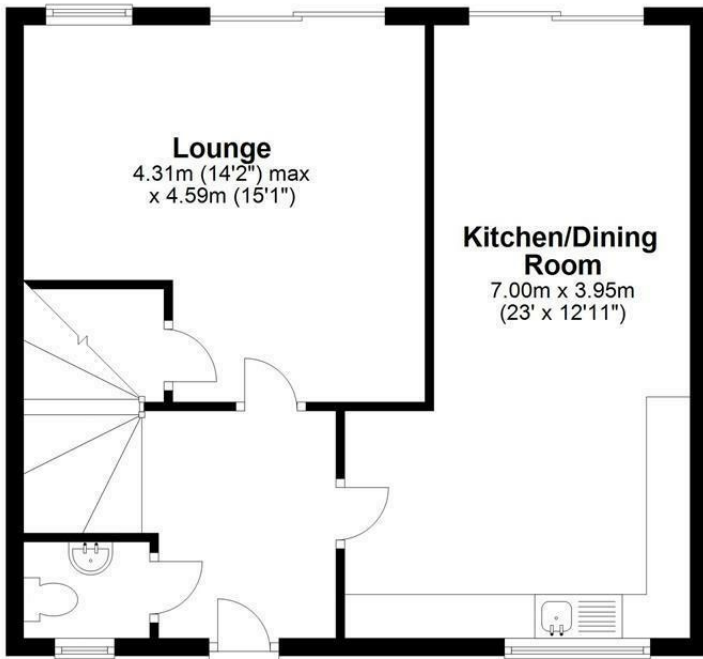
## Disclaimer

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.

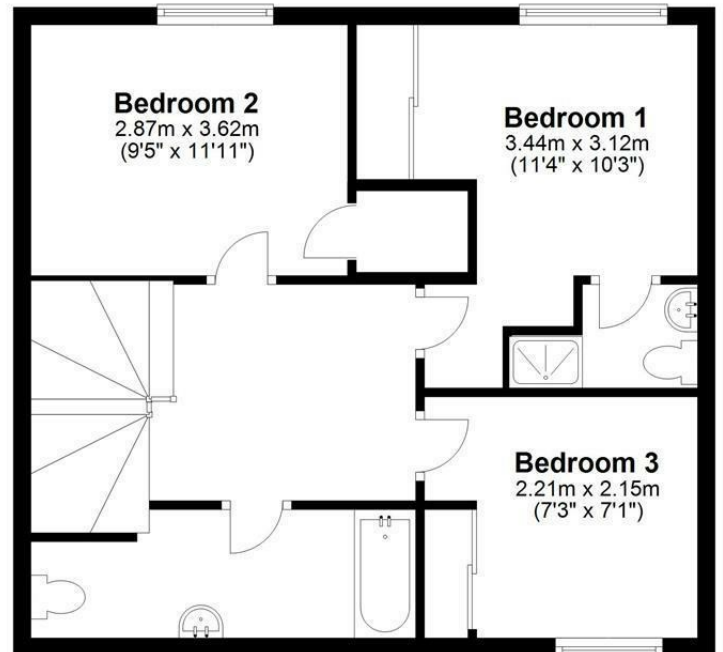




### Ground Floor



### First Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

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>			
(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			
		72	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

