

32b Bampton Street, Tiverton, Devon, EX16 6AH

£495 Per Month

A redecorated and very spacious one bedroomed apartment in the heart of the town centre.

**Description**

A well-presented and large one bedroomed flat in the centre of Tiverton. It comprises of an entrance hall leading to a spacious living room and modern kitchen. There is a good sized double bedroom and a bathroom with a shower over the bath. Viewing is recommended.

**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**

If an offer is made for the tenancy, the Agents will take an administration fee of £180 (INC VAT) plus £60 (INC VAT) for additional tenants before taking up references. This is required to cover administration costs in taking up references, requesting credit checks, completing right to rent checks, preparing the inventory, drawing up the Tenancy Agreements, etc. This is non-returnable should you withdraw from your application, or if your references prove to be unsatisfactory. For each applicant, we must have photographic identification and also proof of residency. In-going costs include the administration fee, first month's rent and a deposit. The deposit is normally a months' rent plus £100. The deposit will be held by The Deposit Protection Service.

**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).

- One large double bedroom
- Recently redecorated throughout
- Central location
- Very large living area
- Electric heating
- Energy rating- D



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>		59	60
(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		

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>		42	43
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		