£1,050 Per Month









16 Wingfield Close, Tiverton, Devon, EX16 5HD

- Nicely finished end terrace house
- Front and rear gardens
- Contemporary style kitchen diner & a utility room
- 2 double bedrooms and a further single bedroom
- Mains gas, electric, water & drainage. Council tax band B
- Solar panels for energy efficiency
- Resident parking on street
- Modern shower room
- Rent £1050 pcm, deposit £1,210.

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK

16 Wingfield Close, Tiverton EX16 5HD

A three bedroom end terrace house which has been finished to a high standard throughout. EPC: B

3 1 1 B Council Tax Band: B







LongDescription

This three bedroom end terrace house offers convenience combined with modern living.

The living room welcomes you in with lots of natural light from the large window that overlooks the front garden. An ornamental fireplace draws the eye and makes for an attractive feature, ample storage is available below the stairs and provides the perfect place to stow items away.

A beautiful kitchen/dining room has an extensive range of storage cupboards and worktops. Integral appliances include a Bosch oven and grill and a Neff halogen hob with extractor above. The window from here overlooks the rear garden.

An adjoining utility offers some useful worktop space and has space provided for white goods.

The master bedroom has two built-in wardrobes, it sits to the front of the property, overlooking the front garden and surrounding area.

Bedroom two sits to the rear and overlooks the rear garden.

The third bedroom is set to the front and overlooks the front garden and surrounding area.

Outside to the front the garden has been designed with low maintenance in mind and has a patio area with a mixture of beds containing a variety of plants and shrubs.

To the rear the garden has access to a pathway that runs alongside the house, the garden is easily maintained and is presented with a patio area that is bordered by flower beds containing a mixture of flowering plants and shrubs. There is a small water tight shed provided for outdoor storage.

Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

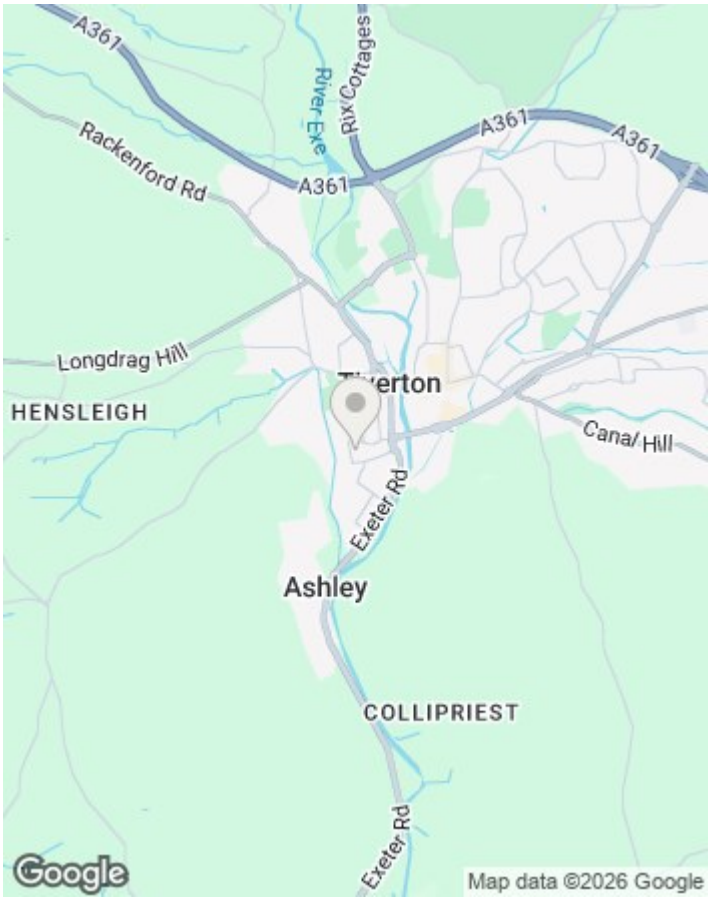
Before the tenancy starts (payable to Seddons Lettings 'the Agent')

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 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.



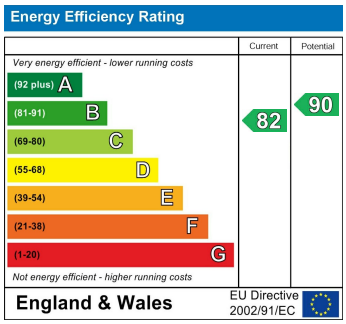
Directions

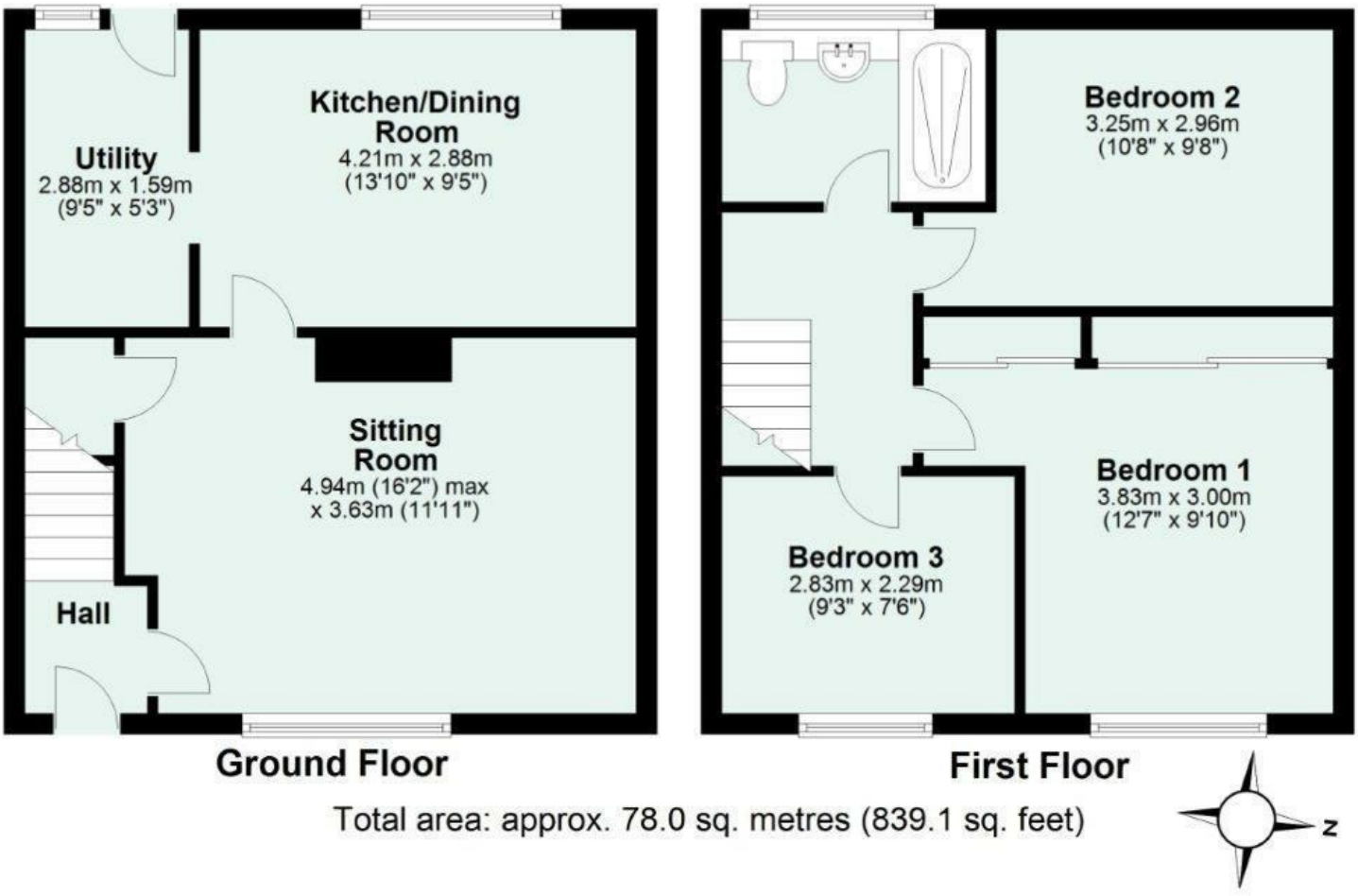
From Tiverton's multi-storey car park, take the third exit onto Great Western Way and at the next roundabout, go straight across onto Broad Lane. Turn into Orchard Way that can be found second on the left and then first left into Wingfield Close.

Viewings

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

EPC Rating:









Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

seddons

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.