



4 Barkers Way, North Tawton, EX20 2TP

£695 PCM

**** Available Now ****

An exciting opportunity to rent a well presented, deceptively spacious three bedroom property with gardens, garage and off street parking, situated at the beginning of a quiet no-through road within the popular town of North Tawton with town shops & amenities within easy distance.



Entrance Hall

15'11" x 5'9" (4.87 x 1.77)

A uPVC double glazed door opens to a welcoming hallway having easy to maintain vinyl flooring leading to a fitted carpet, radiator, under stairs cupboard and telephone point.

Kitchen

8'5" x 8'4" (2.58 x 2.56)

Having a range of matching wall/base storage cupboards and drawers, rolled edge work surfaces, tiled surrounds and vinyl flooring. Further features include an inset 1 1/2 bowl stainless steel sink/drainage, space for a gas or electric cooker, space & plumbing for a washing machine & dishwasher, space for a tall fridge/freezer and uPVC double glazed window.

Lounge/Diner

16'1" x 14'9" (4.92 x 4.52)

Having a fitted carpet & vinyl flooring to the dining area, uPVC double glazed patio doors and window, two radiators, television point and door to hallway.

First Floor Landing

With fitted carpet, shelved airing cupboard and loft access hatch with fitted ladder and boarded loft space.

Bedroom One

12'11" x 8'7" (3.94 x 2.63)

With fitted carpet, large recessed wardrobe area, uPVC double glazed window and radiator.

Bedroom Two

11'6" x 8'7" (3.53 x 2.63)

With fitted carpet, large wardrobe recess, radiator and Upvc double glazed window.

Bedroom Three

6'6" x 5'9" (2.00 x 1.77)

With fitted carpet, radiator and uPVC double glazed window.

Bathroom

9'1" x 5'8" (2.77 x 1.74)

Having a traditional suite comprising of a panelled bath with tiled walls and 'Mira Sport' electric shower, low level w.c, pedestal wash hand basin, heated towel rail and Obscured glass uPVC double glazed window.

Gardens

To the rear of the property is a beautifully maintained fully enclosed garden being of mainly laid lawn with colourful borders, paved patio and rear access gate.

Garage & Off Street Parking

Located to the rear of the property is an off street parking area for one vehicle and a garage with metal up & over door.

Services

Mains Water (Metered)

Mains Drainage

Mains Electricity

Mains Gas Central Heating

Council Tax Band 'B'

Fees for Tenants

The property is to be let unfurnished on a six month Assured Shorthold Tenancy. Possession will not be granted until the Agreement has been signed, references have been taken up and the in-going funds have been paid (cleared funds). Fees to be paid Prior to Commencement of Tenancy. Tenant Referencing: £150 single applicant, £220 joint application Guarantor Fee - £60 (if required) Pet Deposit - £100 (if required) A security deposit in the sum of one month's rent + £100 to be paid, which will be held by the deposit protection scheme One whole month's rent is to be paid in advance before taking occupation. *other fee's during the tenancy may apply - please see our website

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		
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		
England & Wales	EU Directive 2002/91/EC	

