

£685 Per Month



8a Westexe North, Tiverton, Devon, EX16 5LX

- First floor flat with private entrance
- Kitchen
- Sitting room
- Spacious bathroom with separate bath and shower
- Council tax band A
- Close to town centre amenities
- Dining room
- Double bedroom with ensuite toilet
- Rent £685 pcm, deposit £790.
- Mains gas, electric, water and drainage

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



8a Westexe North, Devon EX16 5LX

This spacious flat is conveniently placed a short walk from town centre amenities. EPC: C



Council Tax Band: A



LongDescription

This first floor flat is just a stone's throw from the town centre. The property is neutrally decorated, has double glazing and gas central heating. Benefitting from its own entrance, the flat comprises of an entrance hallway with stairs rising to the first floor where there is a kitchen diner, a living room, a spacious bathroom with a separate shower and bath. Stairs rise up to a large attic bedroom on the second floor with an ensuite toilet. Be aware that head space is restricted in places.

There is no parking with the property but on street parking is available close by.

The property is available to rent on a six-monthly Assured Shorthold Tenancy. As per the Renters Rights Act all tenancies will 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 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.



Directions

Viewings

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

EPC Rating:

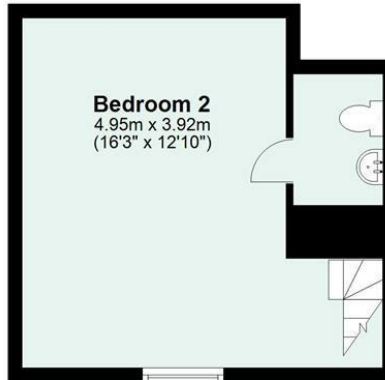
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Flat Entrance

First Floor



Total area: approx.
83.6 sq. metres
(899.6 sq. feet)



Second Floor