

£900 Per Month



## 31 Melbourne Street, Tiverton, Devon, EX16 5JZ

- Kitchen
- Spacious entrance porchway and a sun lounge
- Modern bathroom with shower over bath
- On street parking available
- Mains gas, electric, water and drainage.
- Living room
- 2 bedrooms
- Low maintenance garden
- Rent £900 pcm. Deposit £1,035.
- Council Tax Band B

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# 31 Melbourne Street, Devon EX16 5JZ

A two bedroom end of terrace bungalow conveniently located within walking distance to the town centre on a level plot. EPC: C



Council Tax Band: B



## LongDescription

This is a well maintained two bedroom end of terrace bungalow located within a short walk of the town centre and an even shorter level walk of a parade of local shops.

The property offers well-proportioned accommodation which has been extended to offer an additional entrance porch to the front and an extra room to the rear which would be most suitable as a dining room. Spacious living room, fitted kitchen, two bedrooms and a modern family bathroom with a shower over the bath.

To the rear and side of the bungalow is a low maintenance garden that has been paved for ease of maintenance. The garden has a particularly private aspect as the surrounding properties are also bungalows.

The town centre is located within a short walk, while local shops are within a few minutes level walk in Westexe South and North. Westexe park is also located at the end of Melbourne Street. In all, this is a well-positioned bungalow for those looking to be near to local amenities and on a level plot.

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

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

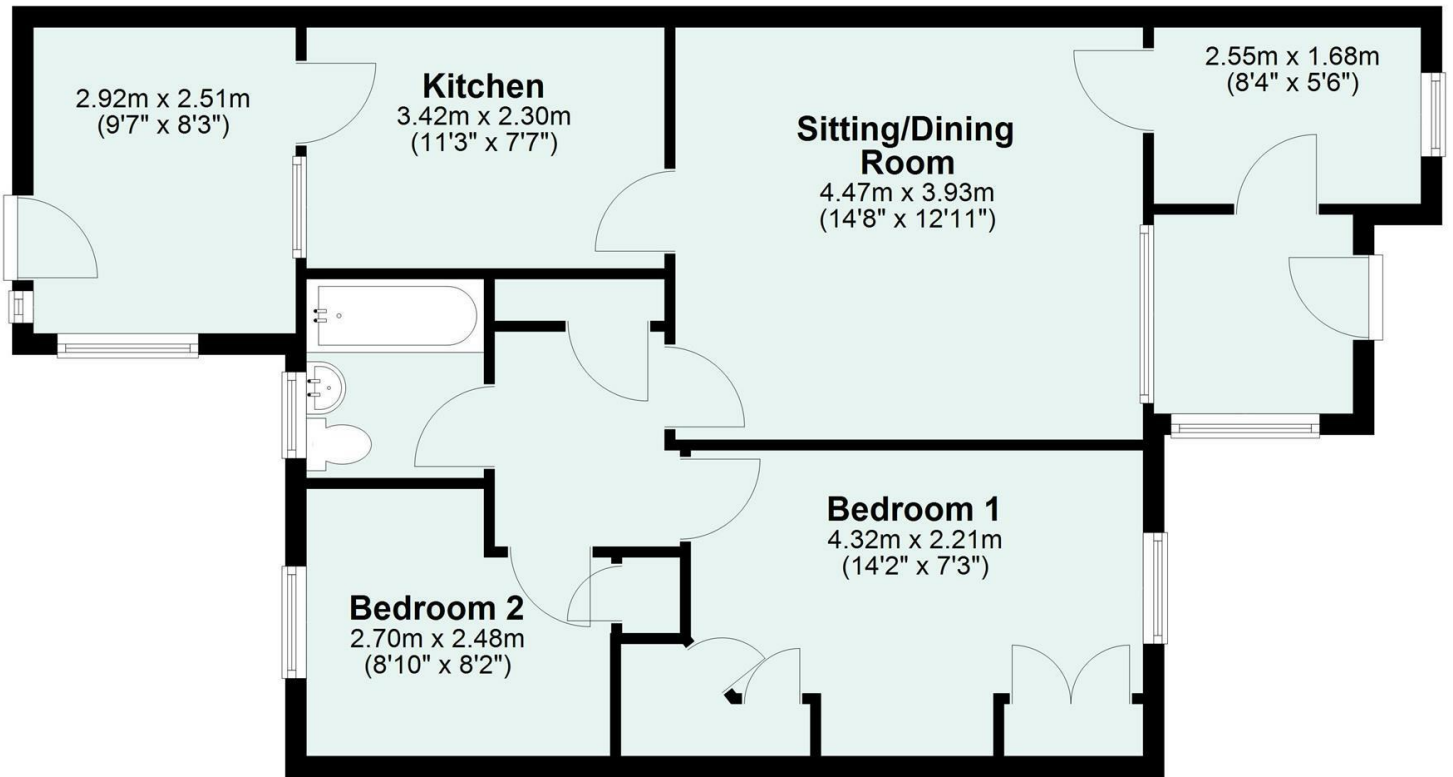
From our office proceed down Angel Hill crossing the River Exe. Continue straight ahead at the mini roundabout into Paul Street following the road around to the right into Church Street. Take the next turning on the left into Wellbrook Street and take the second turning on the right into Melbourne Street. The property will be seen on the left.

## 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			87
(69-80) C		70	
(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	



Total area: approx. 71.6 sq. metres (770.6 sq. feet)

