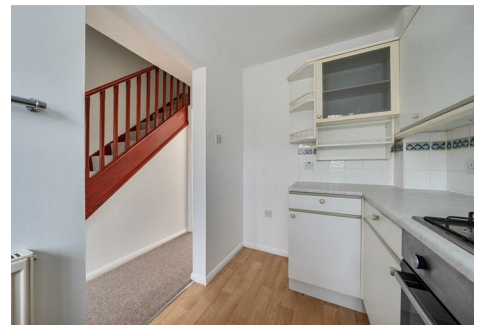


£895 Per Month



## 12 Taylors Court, Tiverton, Devon, EX16 6UD

- Well positioned on a popular estate on the edge of town
- Kitchen
- Enclosed garden
- Bathroom with shower over the bath
- Mains electric, gas, water and drainage. CT Band B
- Fresh decoration and new carpets throughout
- Large lounge
- 2 double bedrooms
- Off road parking
- Rent £895 pcm, deposit £1,030.

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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## 12 Taylors Court, Tiverton EX16 6UD

This two bedroom house has just been freshly painted and had new carpets fitted throughout. It is well placed on the edge of Tiverton with easy access to both the town centre and the M5. EPC: C



Council Tax Band: B



## LongDescription

Downstairs there is a spacious lounge and a small kitchen with an integrated cooker and space for a fridge freezer and washing machine. Upstairs there are two double bedrooms and a bathroom with a shower above the bath.

Patio doors from the lounge lead out onto the enclosed rear garden.

To the front of the property there is off road parking for a couple of cars, one behind the other.

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

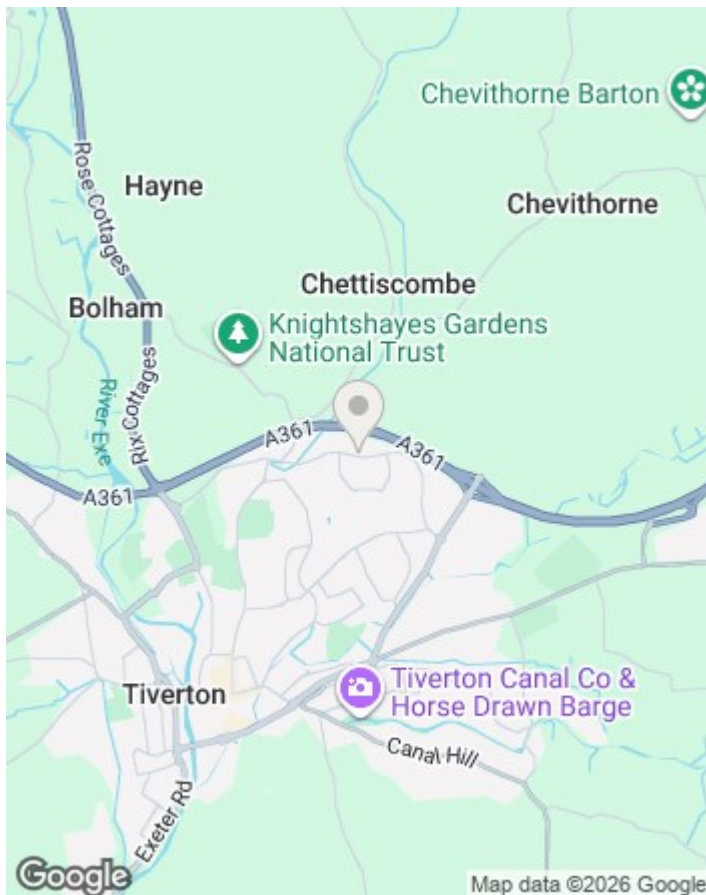
Agent')

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.

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

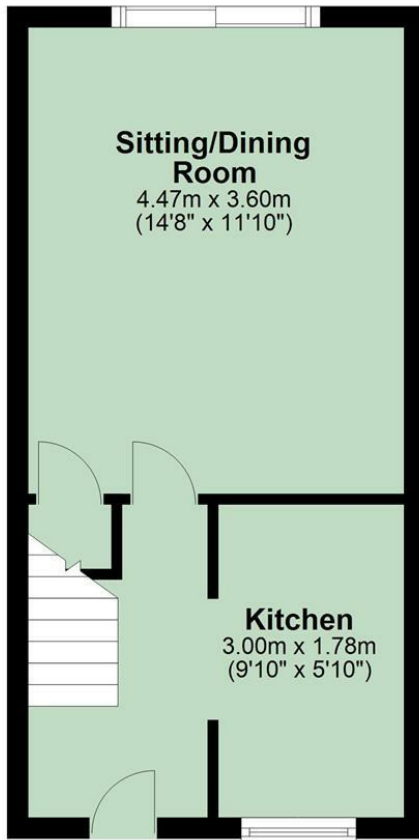
## Viewings

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

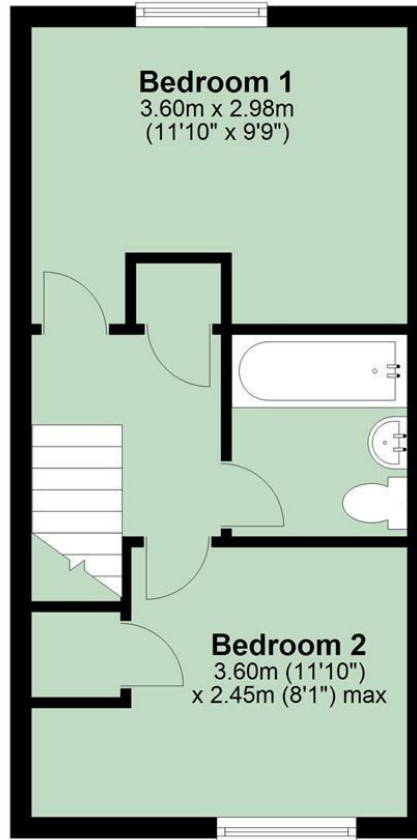
## EPC Rating:

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	

## 12 Taylors Court, Tiverton



**Ground Floor**



**First Floor**

Total Area Approx 52.4sq/m 564.3sq/ft includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC.

