



A smart mid terrace two bedroom property well presented throughout with a garden and garage which would make an ideal investment or first time buy.

**12 Rooks Way
Tiverton
Devon
EX16 6XJ**

£160,000

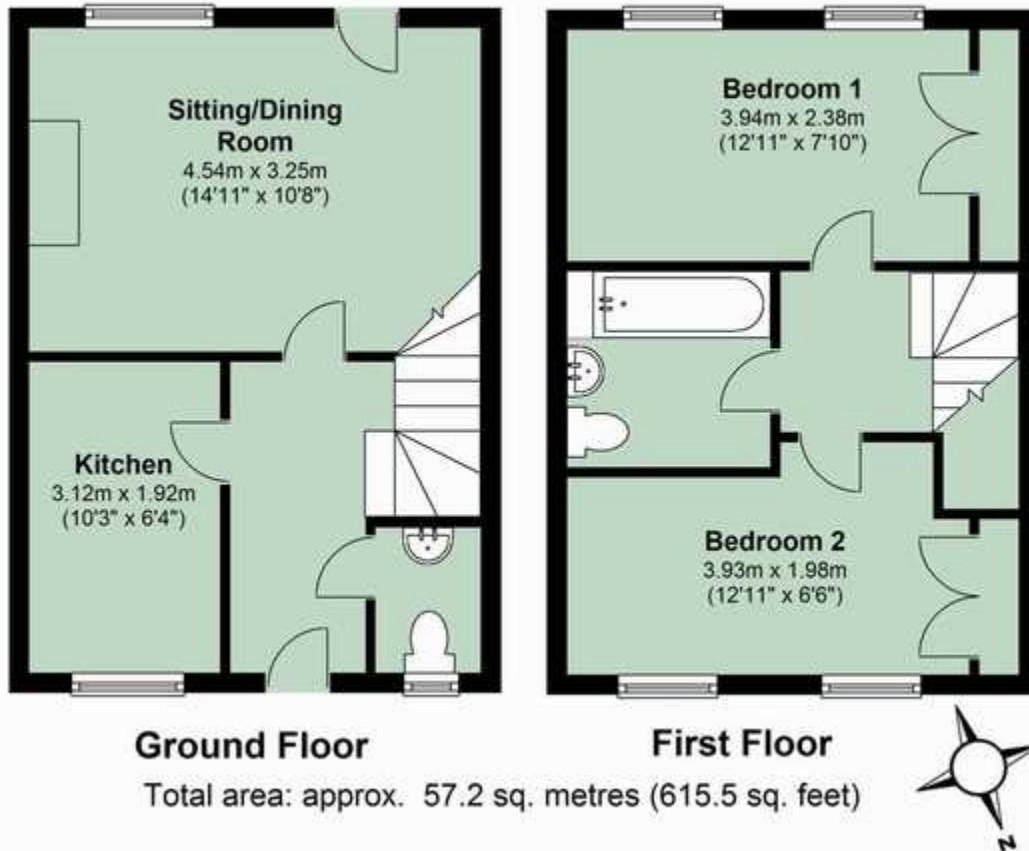
- NO ONWARD CHAIN
- Well presented throughout
- Sitting room
- Kitchen
- Downstairs cloakroom
- 2 bedrooms
- Bathroom
- Garage & low maintenance rear garden
- Potential rental income £625 pcm



Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (91-100)	A (92-100)	A (81-91)	A (82)
B (81-91)	B (82-92)	B (71-81)	B (72)
C (71-81)	C (72-82)	C (61-71)	C (62)
D (55-71)	D (56-72)	D (51-61)	D (52)
E (39-55)	E (40-56)	E (35-51)	E (36)
F (21-39)	F (22-40)	F (15-35)	F (16)
G (1-21)	G (2-22)	G (1-15)	G (2)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	

Floor Plan - For layout identification purposes only. Not To Scale

12 Rooks Way, Tiverton



The Property

This is a smart two bedroom house located in a popular residential area on the fringe of Tiverton. The property, built by Westbury Homes has been well maintained by the current owners and offers two bedroom accommodation, with a garage and low maintenance garden. Internally the property has a fitted kitchen, cloakroom, living room, two bedrooms both with built in wardrobes and a bathroom with bath and shower over. The property benefits from gas central heating and double glazing throughout. Tiverton is a thriving market town with a good shopping centre and an excellent range of educational and recreational facilities. The town has fast dual carriage way access to Junction 27 of the M5 motorway and adjacent mainline station (Paddington in about two hours).

Services: Mains electricity, gas, water and drainage.

Council Tax: Band B

Enquiries: Please contact Tiverton office on 01884 253500 or email: tiverton@seddons.com

Directions: From the multi storey car park turn left on to the Great Western Way. Go straight across at the first roundabout, turning left at the next into Heathcoat Way. At the next roundabout turn left into Lea Road, continue for a few hundred yards taking the fourth left into Blackthorne Avenue. Continue to the end of Blackthorne Avenue turning right at the roundabout into Rooks Way. Number 12 will be seen on the left.

Energy Performance Certificate (EPC): Seddons have a full EPC for this property, available on request or via the internet.

Mortgages: Contact Seddons Financial on 01884 33677 or financial@seddons.com.

Lettings: Buying an investment? Contact Seddons Lettings on 01884 259900 or lettings@seddons.com for advice on rents and property management.

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Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify the position for you.

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