



**UPLOWMAN, TIVERTON, EX16**

£1,200 per month\*

**Carter Jonas**

# UPLOWMAN, TIVERTON, EX16

Three bed semi-detached Cottage in a rural location surrounded by open farmland.

Refurbished throughout to a good standard providing good sized family accommodation in a convenient rural location.

Conservatory, downstairs loo, open plan kitchen-diner, living room with wood burner.

Three double bedrooms and a shower room/wc.

Large Garden to front and rear. Off road parking for three vehicles.

Two traditional brick outbuildings in rear garden and garden newly laid to lawn with some fruit trees.

Private water and sewage

Agent's Note – under the Estate Agents Act 1979 the landlord is a Partner of Carter Jonas.

- Long Let, minimum term 12 months

- Three bedrooms

- Uffculme School Catchment Area

- Council Tax Band = B
- Council tax rate = £1,863.31
- Deposit Required = £1,384
- Holding deposit = £276
- Long Let
- EPC = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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INTERNATIONAL REAL ESTATE  
Classification L2 - Business Data

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