



**Hayne Court  
Tiverton  
Devon  
EX16**

**Offers In Excess Of £350,000**

**bettermove** 

# Hayne Court

## Tiverton

Bettermove are proud to present this 4 bedroom semi-detached house in Tiverton, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

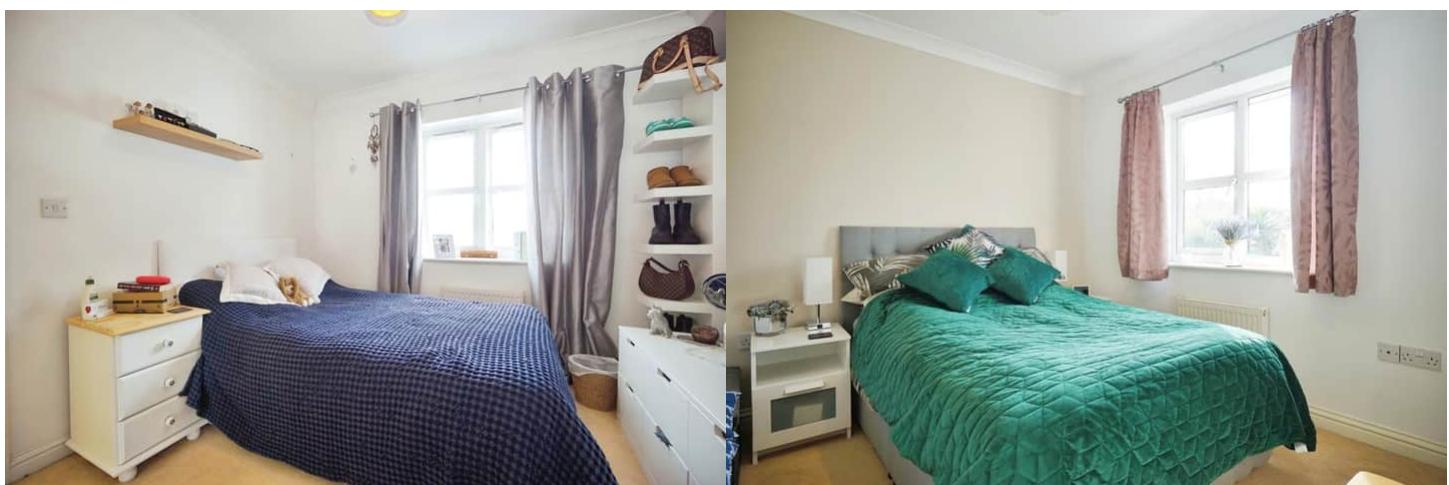
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

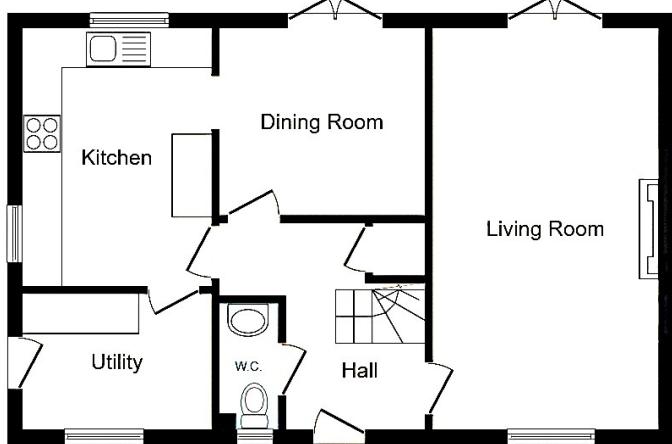
The council tax band is D.

The interior of this well-presented family home comprises a fitted kitchen/diner with access to the rear garden, spacious living room featuring a gas fire and patio doors opening onto the garden, and completed by a utility room and cloakroom. The first floor consists of four bedrooms, including a generous principal bedroom with newly fitted en-suite shower room, alongside a family bathroom. The exterior boasts a landscaped rear garden, mainly laid to lawn, with a large patio area complete with veranda and bar, perfect for enjoying the summer months. The property further benefits from a garage, and a separate home office equipped with power and electricity.

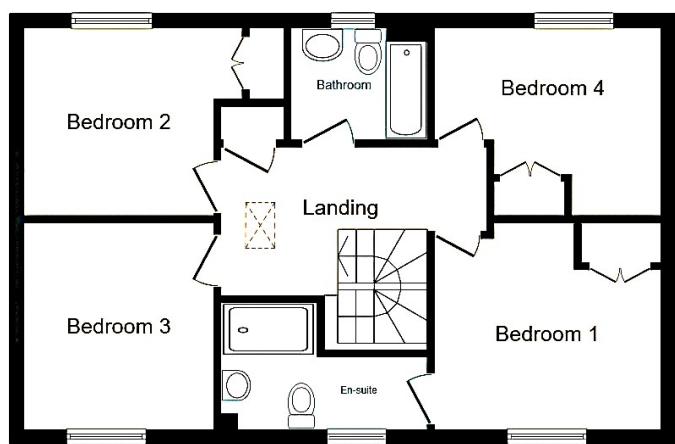
Located in the popular town of Tiverton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Tiverton Parkway Train Station, a variety of local bus routes, and quick access to the M5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**



**First Floor**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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