



2 Higher Lurley Cottages , Tiverton, Devon EX16 9QT

Asking Price £205,000

Offered to the market with NO ONWARD CHAIN! This is a superbly located cottage within the countryside, yet a stones throw from the amenities that Tiverton offers. Consisting of two bedrooms, large lounge, kitchen and rear courtyard.

- Two bedroom cottage
- Two large bedrooms
- Fantastic location
- Countryside position
- Rear patio courtyard
- A short drive from Tiverton
- Inglenook fireplace
- Council tax band C
- Perfect first time home

Description

This quaint property is a beautiful mid terrace cottage with original features; wooden beams and an inglenook fireplace.

The front door leads into a large entrance porch ample space for boots and coats to be tidied away. Leading straight into the large living room, the inglenook stone fireplace boasts character and provides a cosy space for the family to relax. The fireplace is oil fired and quickly heats the room up without the mess of the carting logs through the house.

A step leads up to the kitchen which offers ample wall and base units to include a built in fridge and freezer. There is also plumbing for a washing machine and dishwasher. The rear aspect window overlooks the rear courtyard and a UPVC door opens out to into the courtyard leading you around to the outhouse which also benefits from electricity and plumbing so could easily be used as a separate utility room.

The wide stone and wood stairs leading to the first floor are another fantastic feature of the property. Upstairs, both bedrooms are large double rooms that benefit with front aspect windows with views across the hill. The larger bedroom offers a large floor to ceiling built in wardrobe. The family bathroom is modern with a electric shower over bath alongside a matching WC and sink unit.

To the rear, there is a quaint patio courtyard allowing for the perfect private position to sit and enjoy summer weather on outdoor furniture.

Services & Council tax

Mains water. Septic tank drainage shared between four properties in total. Approx £60 p/a to empty. Oil fired central heating. Council tax band C.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

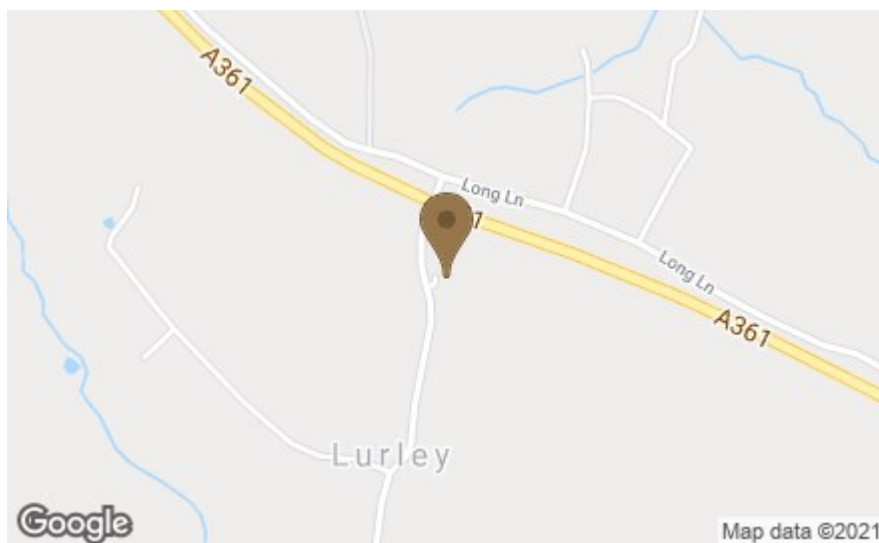
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.








This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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