



**3 Shakespeare Close, Tiverton, EX16 6NN**  
**Asking Price £370,000**

***Situated within an enviable cul-de-sac position, this incredibly well presented three bedroom detached home offers spacious living accommodation throughout with a garage and well maintained garden.***



### Description

On approach, the property can be found at the end of a row of three similar properties, benefiting from no passing foot or vehicular traffic. The pretty front garden is flanked by a driveway with parking for two cars, leading to the garage with an up-and-over door.

The front door of this property opens into a spacious entrance hallway with stairs to the first floor. To the left is a cloakroom WC with a hand basin and straight ahead is a door to the kitchen. Greeted firstly by a useful utility area with matching wall and base units to those in the kitchen, the area offers counter top space, plumbing for a washing machine and a useful larder space which utilises the cupboard under the stairs. The kitchen, to the rear of the property, offers a range of wall and base units with a fitted double oven and electric hob, plumbing for a dishwasher and space for an under-counter fridge plus a full height fridge/freezer.

The living room, spanning almost 23 feet in length, is bright and spacious with a bay window to the front. A recent addition in the form of a dining room has been added by the current owners to the rear, the perfect space for social gatherings.

Upstairs, the property benefits from three spacious bedrooms - the primary bedroom with an ensuite shower room and large fitted wardrobes.

Outside, the rear garden offers a low maintenance and extremely private space to sit and enjoy the sun.

### Services, Council tax and Tenure

Mains gas, electricity, water and drainage.

Council tax band D.

Freehold Tenure

### 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](mailto: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.

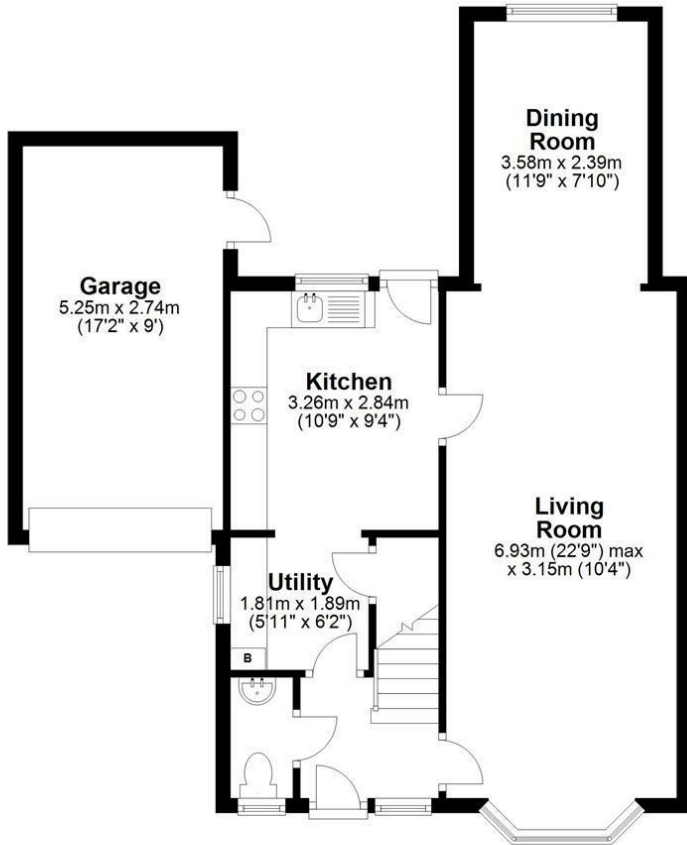




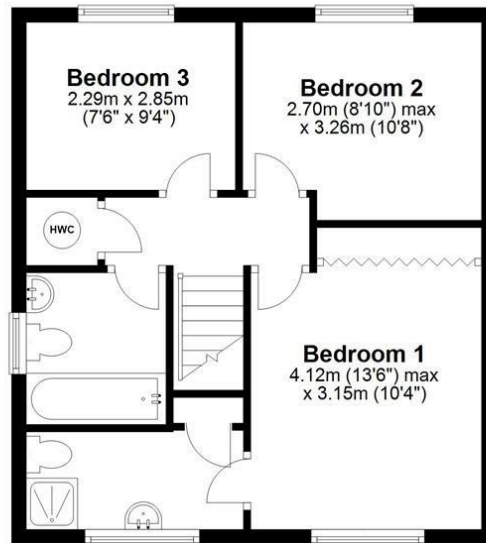


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Total area: approx. 108.9 sq. metres (1172.5 sq. feet)

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



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