




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(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 	

1 Cottey Brook, Tiverton, Devon EX16 5BR
Offers In The Region Of £300,000

A spacious three bedroom semi-detached property occupying a convenient position, plenty of parking and a nice rear garden. The property has been subject to a large extension in recent years to create an excellent open-plan kitchen diner, the perfect family home!

Description

This semi-detached property combines space with practical living. Each of the three bedrooms is generously sized, ensuring personal space for all family members or guests. The extended kitchen diner provides a bright, open area for meals and together time, featuring patio doors that lead to a well-kept garden.

The kitchen is equipped with contemporary amenities, including a central island for additional prep space, a built-in dishwasher, and an eye-level oven for ease of use. The ground level also includes a handy downstairs cloakroom and a utility room accessible from the dining area, adding to the home's functionality.

Upstairs, the family bathroom is fully tiled and includes a shower over the bath, blending practicality with simple style. Parking is made easy with a driveway, and the front and rear gardens offer laid-to-lawn spaces, including a convenient storage shed at the back.

Located close to local schools, shops, and a park, the home also offers the benefit of an inviting entrance hallway with durable wooden flooring for easy upkeep. This property is well-suited for those looking for a blend of comfort, convenience, and straightforward living.

Services, Tenure & Council Tax

Mains gas, electricity, water and drainage.

Council tax band B

Freehold Tenure

2 Cotteybrook exercise a right of way over the end of the front garden to access their parking area.

Sales enquiries

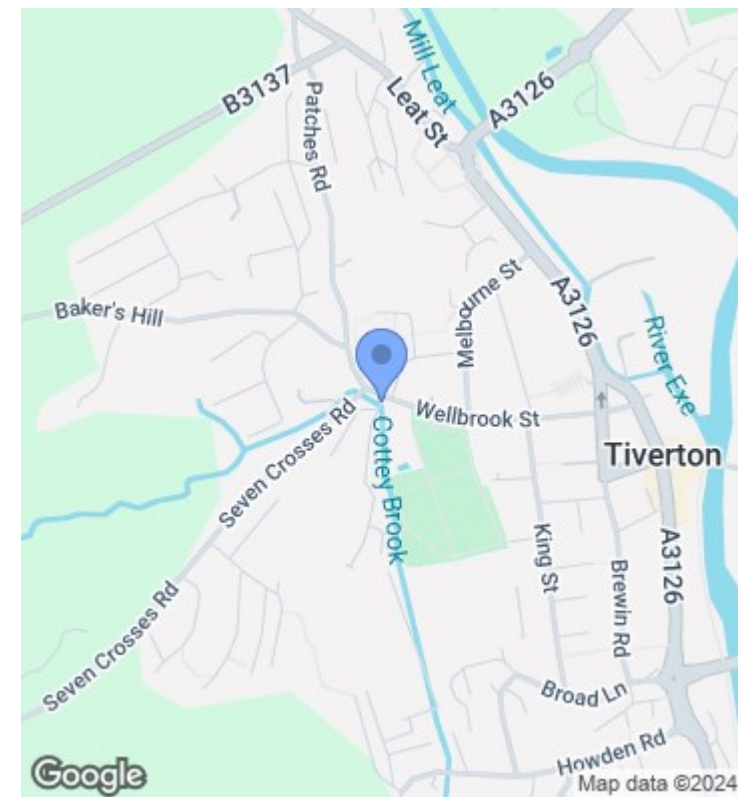
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@wedenedwards.co.uk.

Tiverton

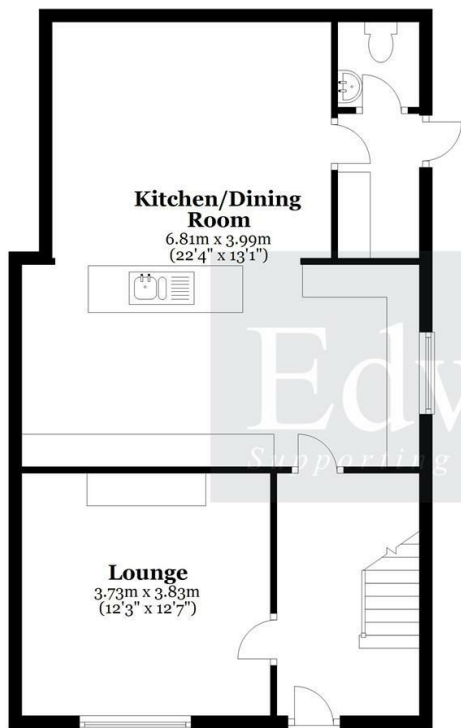
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

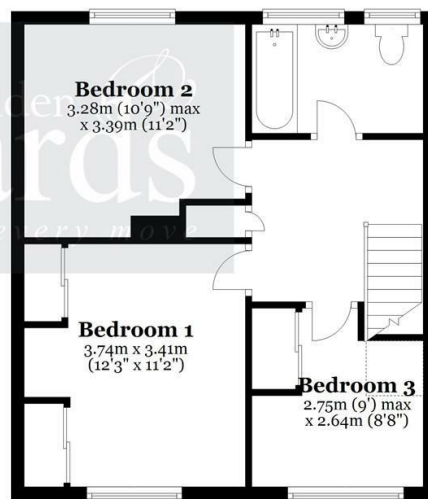
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Ground Floor



First Floor



Total area: approx. 105.4 sq. metres (1134.6 sq. feet)

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



