



62 Melbourne Street, Tiverton, EX16 5LA
£230,000

Welden 
Edwards
Supporting your every move

A wonderful family home located close to the town centre. Benefiting from four bedrooms, a modern kitchen, and low maintenance rear garden.

Description

As you step inside through the welcoming front door, you are greeted by the expansive entrance hall that provides access to all the rooms on the ground floor.

On the left, you will discover the inviting lounge, the perfect spot to relax and unwind, especially during the colder months with the cosy gas fire. Towards the back of the hall, you will find the modern kitchen outfitted with sleek white wall and base units, complemented by a convenient kitchen island that also serves as a breakfast bar. The patio doors open up to the rear garden, creating a seamless flow for indoor-outdoor living. Adjacent to the kitchen is the practical utility room, complete with plumbing for a washing machine and countertop space. At the rear of the ground floor lies the stylish bathroom featuring mosaic-style tiling, a bath with shower over, a WC, and a hand basin.

A staircase leads you to the first floor where you will discover two spacious double bedrooms. Bedroom One boasts generous proportions and the added luxury of a newly fitted ensuite, while Bedroom Two offers ample space and lovely views of the rear garden.

Venture up to the second floor to find two additional bedrooms - a sizable single room and a large double room, providing versatile options for your living needs.

Outside, the low maintenance rear garden beckons with its inviting patio seating areas, perfect for enjoying outdoor dining and entertaining with family and friends.

Tenure, Council Tax & Services

Freehold

Council Tax Band - B

All Mains Connected

Approx Broadband Speeds:

Standard 13 Mbps

Superfast 80 Mbps

Ultrafast 900 Mbps

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.

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.

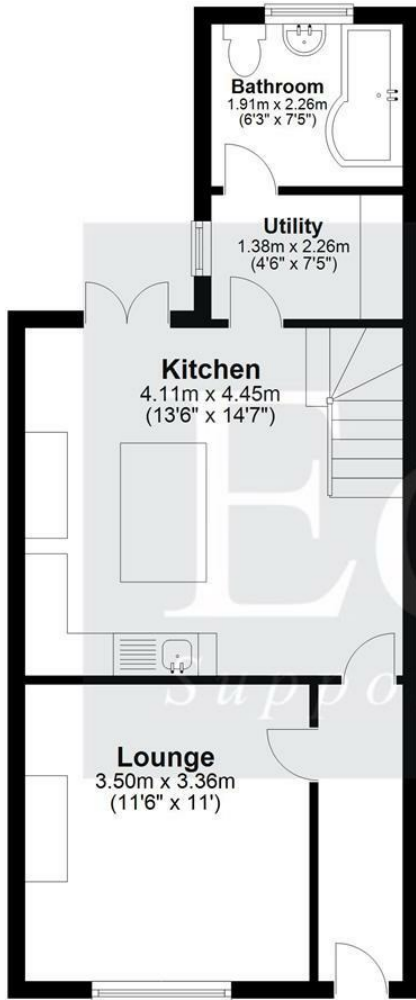
Disclaimer

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.



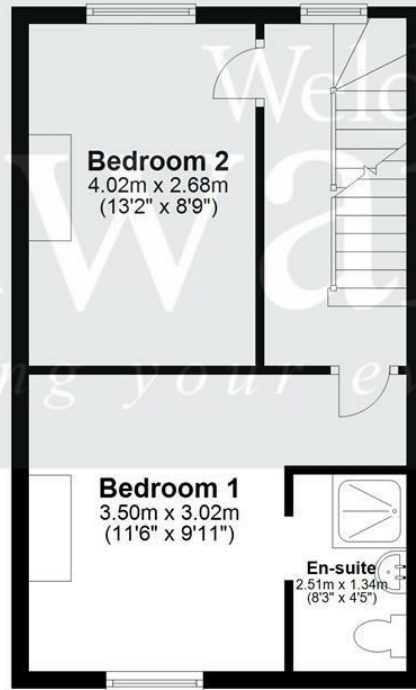
Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



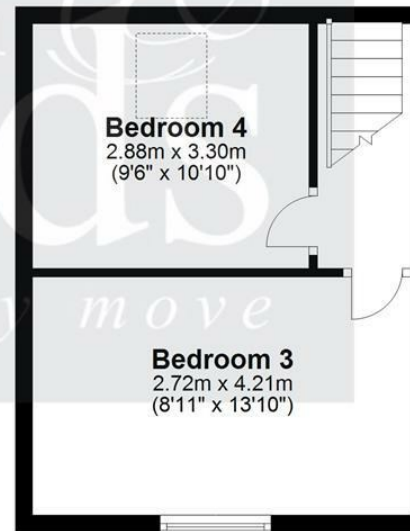
First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Top Floor

Approx. 24.9 sq. metres (267.8 sq. feet)



Total area: approx. 101.1 sq. metres (1088.0 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

