



13 Oak Close, Tiverton, Devon EX16 6ES  
£270,000

Welden  
**Edwards**  
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A two bedroom bungalow located in the quiet area of Oak Close, in Pinnex Moor, Tiverton which has great bus routes and surrounded by lovely Devon views.

### Description

This charming, recently renovated two bedroom bungalow is nestled in the peaceful Pinnex Moor area of Tiverton.

The property features a spacious living room with a gas fire, Ample space for a dining room table and boasts of natural light.

A well-equipped kitchen with integrated electric oven, plumbing for a washing machine, and room for a freestanding fridge freezer.

The modern shower room includes a WC and hand basin.

This property boasts of two double bedrooms. both equipped with fitted wardrobes and lovely garden views. Bedroom number two has sliding patio doors leading into the newly landscaped garden.

Outside, the garden is a peaceful retreat with established plants, gravel pathways, and scenic field views. The garage, with electric access and space for white goods, is conveniently connected to the garden, and driveway parking completes this wonderful property..

### Services, Council Tax and Tenure

Mains gas, electricity, water and drainage.

Council tax band B

Tenure - Freehold.

Broadband: Standard - 16mpbs Superfast- 76mbps

### Tiverton

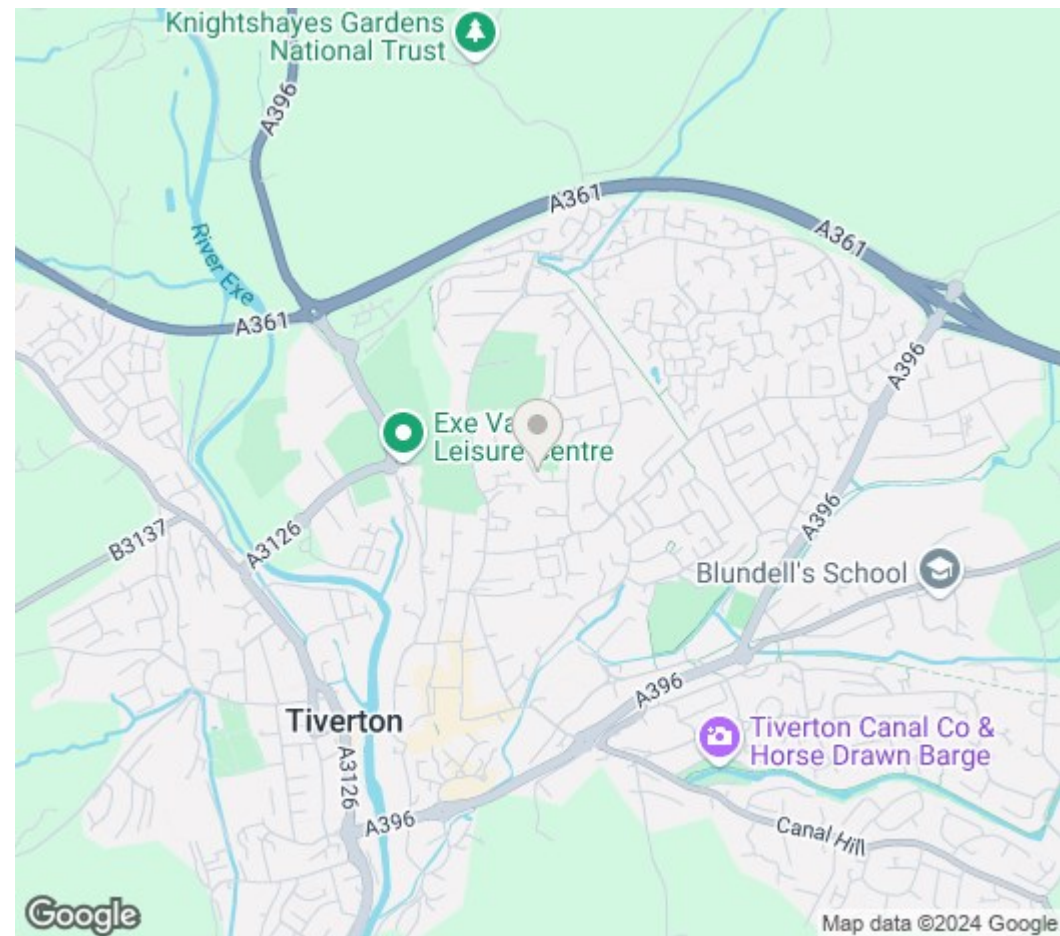
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.


### 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

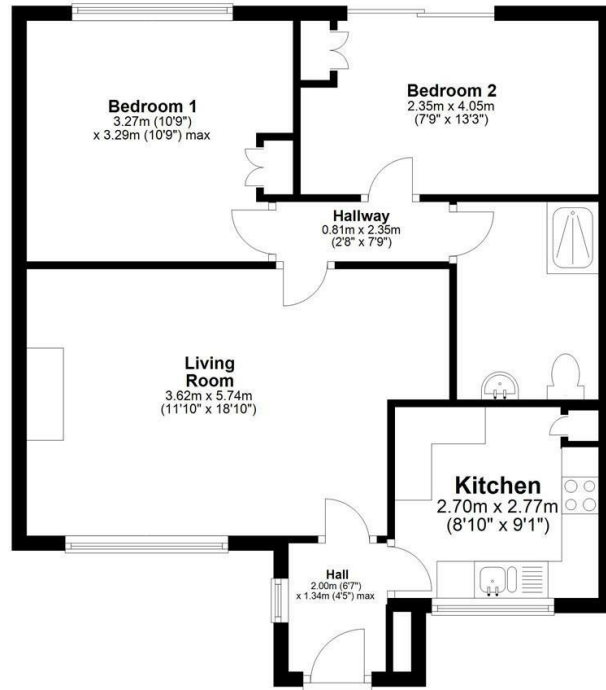
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) <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>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

### Ground Floor



Total area: approx. 60.0 sq. metres (645.4 sq. feet)

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



