



**5 Gilbert Mews Perreyman Square, Tiverton, EX16 6GU**  
**£230,000**

Welden  
**Edwards**  
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# A contemporary and impeccably finished two-bedroom home featuring tastefully neutral interiors, a fully enclosed rear garden, and the convenience of allocated parking.

## Description

The front door elegantly opens into a bright and airy hallway, setting the stage for the rest of the home. To the left, the kitchen features sleek white wall and base units complemented by a stylish granite-effect worktop, creating a modern yet inviting cooking environment. The space is equipped with an integrated oven and hob, along with plumbing for a washing machine, making it both functional and convenient. A thoughtfully designed ground floor WC, decorated in neutral tones, adds to the practicality of the layout.

At the end of the hallway lies a spacious lounge that stretches across the width of the property, offering a seamless transition to the rear garden. This room is perfect for cosy gatherings, providing ample space for comfortable seating and additional furnishings if desired. Conveniently, an understairs cupboard is available for stowing away any clutter, maintaining a tidy living environment.

Ascending to the first floor, you'll find a generously sized double bedroom that boasts dual-aspect views, allowing for plenty of natural light and a lovely outlook over the front of the property. The family bathroom is well-appointed, featuring a WC, hand basin, and a bath with an overhead shower, catering to all your family's needs. Additionally, the second bedroom is also a good size and overlooks the serene rear garden, offering space for a single bed and extra furniture, perfect for guests or family.

The rear garden is an appealing low-maintenance retreat, benefiting from artificial grass and featuring a small patio area, ideal for outdoor dining and relaxation during the summer months. This outdoor space enhances the property's character, providing an inviting area to unwind.

Completing this home is an allocated parking space at the front, ensuring convenience for residents and guests alike. Situated in the highly sought-after Perreyman Square, the property enjoys the benefits of mature green spaces and is within easy walking distance to the vibrant town centre, making it an ideal choice for those seeking comfort and accessibility in a desirable location.

## Services and Council Tax

Council Tax Band - B  
All mains services supplied to the building  
There is an annual service charge £370.00.

## Tiverton

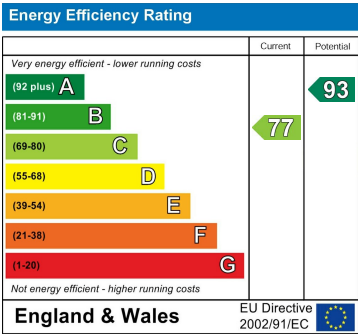
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## Sales enquiries

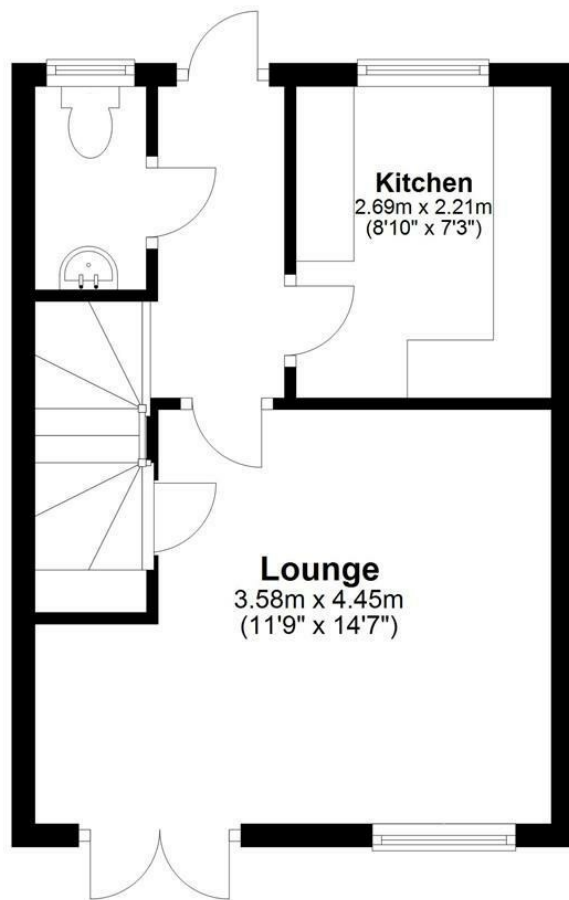
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

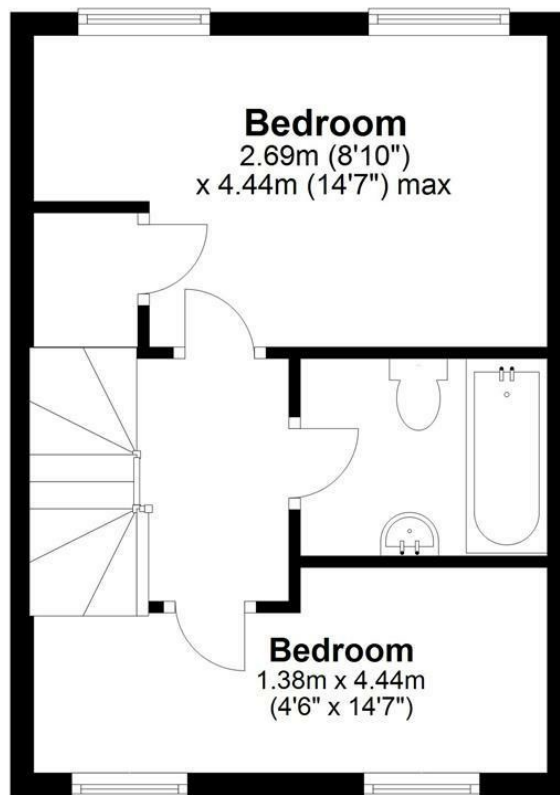
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



## Ground Floor



## First Floor



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

