



**40 Oakfields, Tiverton, Devon EX16 6XF**  
**£215,000**

Welden   
**Edwards**  
*Supporting your every move*

# ***Offered to the market with no onward chain is this great two double bedroom terraced home situated within easy access of the North Devon link road and close to local amenities with a low maintenance patio garden and benefitting from two parking spaces. This property is well worth viewing!!***

## **Description**

The front door opens to an entrance hallway, offering storage space for coats and shoes as well as a useful downstairs WC with hand basin.

The lounge, from here, is open and spacious with a window to the front aspect of the property, an electric fire as the focal point and under stairs storage. A good size kitchen/diner can be found to the rear of the property with plenty of floor space for a table and chairs, the patio doors lead out to the rear garden which is completely enclosed and great for alfresco dining. The kitchen offers a good range of wall and base units with a fitted oven, four ring gas hob, two under unit areas for a washing machine and or a dishwasher as well as space for a freestanding fridge freezer.

The first floor has a generous bathroom with large bath and shower over, WC and sink with cupboard storage. Bedroom one is a large double, with plenty of floor space for freestanding furniture and two windows giving a light and airy feel. There is also a cupboard in this room above the stairs where the water tank is located. Bedroom two over looks the rear garden and is another spacious double.

The property is gas central heated with double glazing and has allocated parking for two cars as well as an under cover recycling bin storage to the front.

## **Services, Council Tax & Tenure**

Mains services are connected to this property.

Council Tax Band - B

Freehold.

Please note : there is an approx annual management charge of £155.00

## **Approx Broadband Speeds:**

Standard 16 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

## **Tiverton**

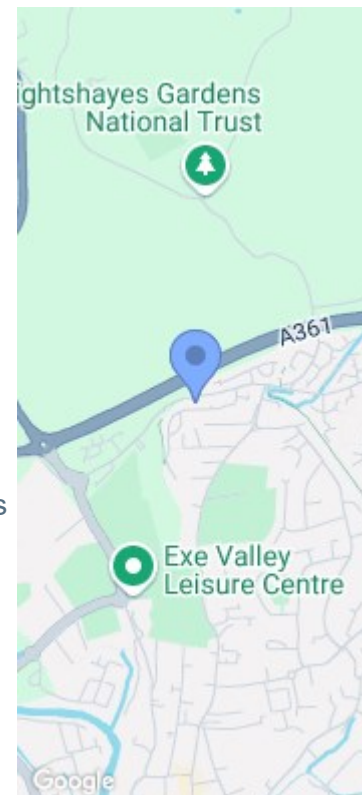
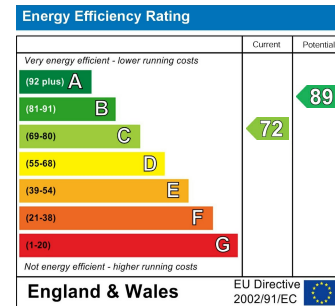
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## **Sales Enquiries**

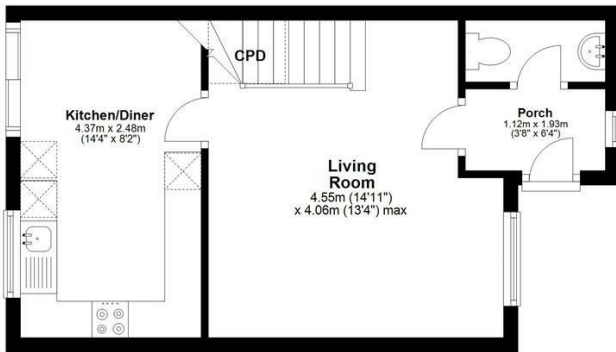
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## **Disclaimer**

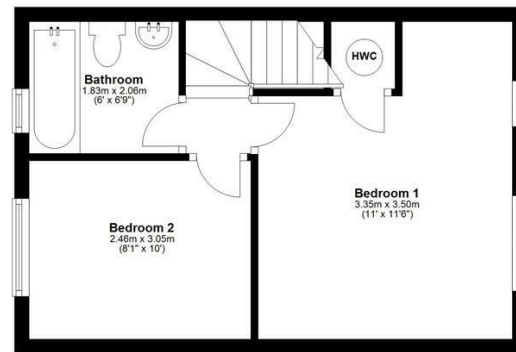
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



### Ground Floor



### First Floor



Total area: approx. 61.4 sq. metres (660.4 sq. feet)  
This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

