



7 Janes Court, Devon, EX16 6LG  
Asking Price £259,500

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

***Discover an exceptional four double bedroom home, nestled in a quiet and convenient location just off of the town centre. This property has been meticulously renovated from top to bottom, showcasing modern finishes and thoughtful design throughout. With the added benefit of no onward chain, this home is ready for you to move in and start creating lasting memories. A viewing is essential to truly appreciate the quality and charm this remarkable residence offers.***

#### Description

Upon entering through the front door, you are greeted by a spacious entrance hall that offers ample room for shoes and coats.

Off the hall, you'll discover two generously sized double bedrooms along and a newly renovated shower room. Bedroom One serves as a delightful retreat, featuring patio doors that provide access to the serene rear courtyard. Bedroom Two, another charming double, is located at the front of the property. The recently updated shower room is equipped with a stylish shower cubicle, a WC, and a hand basin.

As you ascend to the first floor, you are welcomed into a modern kitchen that boasts a range of off-white wall and base units, beautifully complemented by oak-effect countertops. It's equipped with brand new appliances including an oven, hob, and dishwasher. Additionally, you'll find a spacious cupboard conveniently located under the stairs.

The impressive lounge/diner, situated at the front of the house, is a wonderful living space enhanced by a Juliette balcony, offering a bright and airy atmosphere. This room also provides ample space for a dining table and chairs, making it perfect for entertaining.

Completing this floor is a chic bathroom featuring a bath with an overhead shower, a WC, and a hand basin.

Moving up to the second floor, you will find two more spacious double bedrooms, each offering a comfortable retreat.

Outside, the property features a charming small courtyard garden at the rear, perfect for enjoying the outdoors. There is also a communal grass area for residents to enjoy.

\*Please note, furniture has been added to the marketing photos using AI.

#### Council Tax, Tenure & Services

Council Tax Band- D

Freehold

All Mains Connected

Ofcom Broadband Speeds: Standard 22 Mbps

Ofcom Mobile Signal: EE, O2, Three, Vodafone - Likely

#### 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).

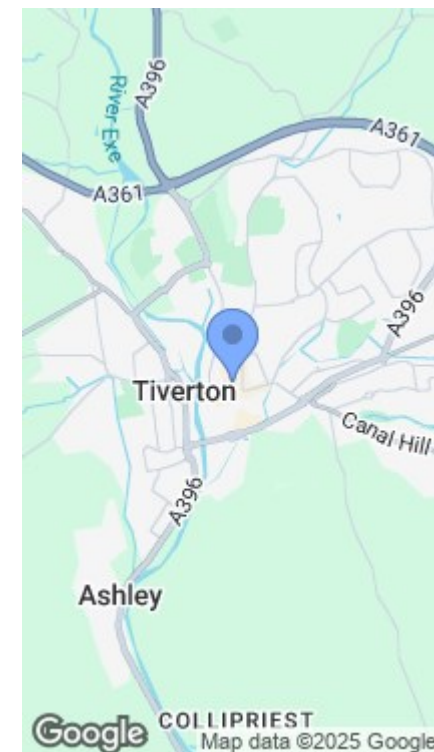
#### Tiverton

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.

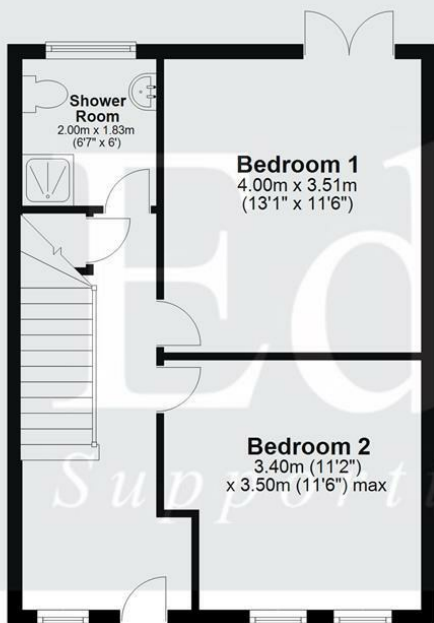
#### Disclaimer

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.

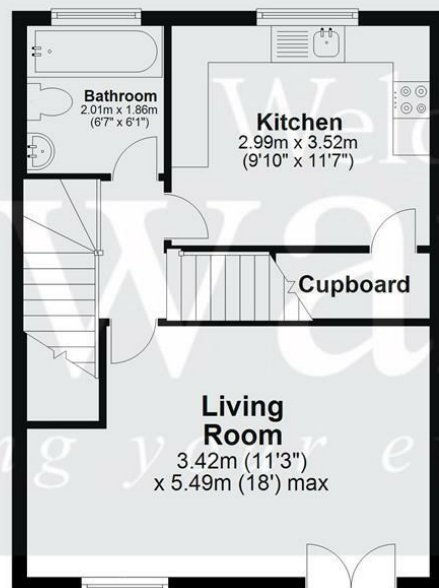
| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 87                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 77      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



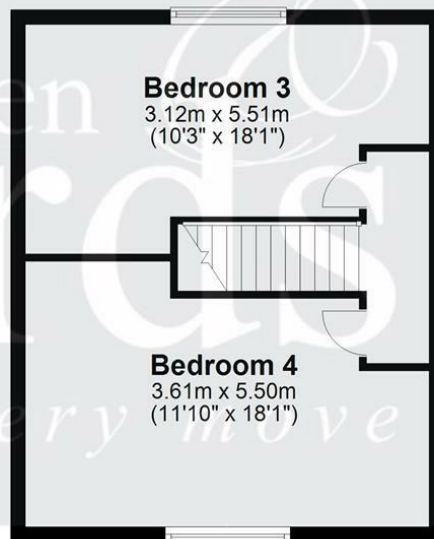
## Ground Floor



## First Floor

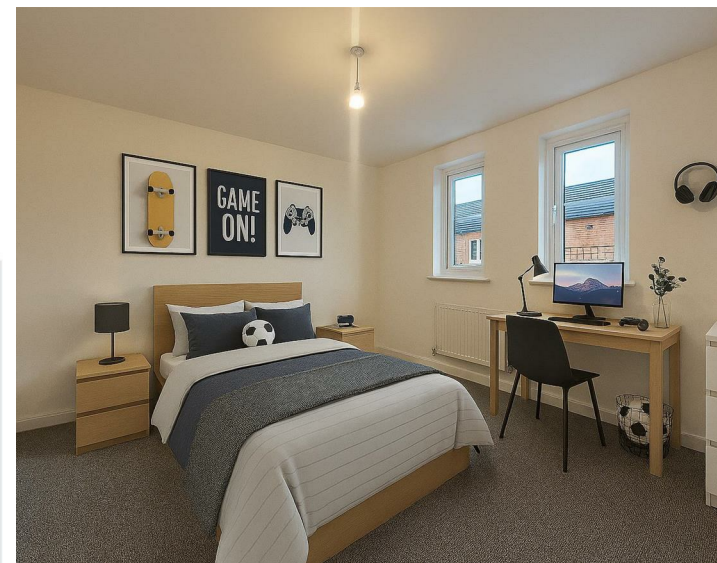


## Second Floor



Total area: approx. 119.7 sq. metres (1288.4 sq. feet)

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



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