



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

26 Cottey Brook, Tiverton, EX16 5BR
Asking Price £260,000

This three bedroom semi-detached home offers an enviable position at the end of a quiet cul-de-sac. Enjoying a beautiful rear garden surrounded by greenery and backing onto West Exe Recreation Ground.

Description

Nestled within a quiet cul-de-sac, this delightful three-bedroom semi-detached house offers a perfect blend of comfort, space, and tranquility. The ground floor features a well-appointed kitchen to the front, complete with a range of fitted wall and base units, an electric oven with gas hob, and a recently installed boiler just two years old. A convenient downstairs WC with hand basin and a useful under-stairs storage cupboard add to the home's practicality. Boasting a spacious lounge ideal for relaxing or entertaining, the property also benefits from a bright conservatory that overlooks the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms—two generous doubles and a comfortable single—alongside a modern family bathroom fitted with a white suite comprising a bath with shower over, WC, and hand basin.

Step outside into the beautiful, peaceful rear garden, where a gentle brook adds a touch of nature's charm—an idyllic setting for outdoor enjoyment. Additional features include gas central heating, driveway parking, and an EPC rating of C, offering both comfort and energy efficiency. This charming home is ideal for families or those looking for a serene setting with conveniences close at hand.

Services, Tenure and Council Tax

Mains gas, electricity, water and drainage. Council tax band C. Freehold tenure.

Broadband - Ultrafast 900 Mbps

Mobile - Three & O2 - Likely. Vodafone & EE - Limited.

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.

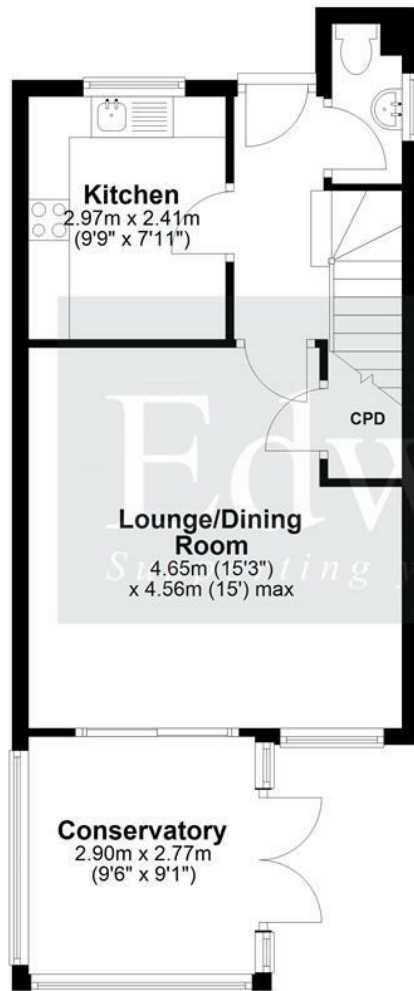
Disclaimer

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.



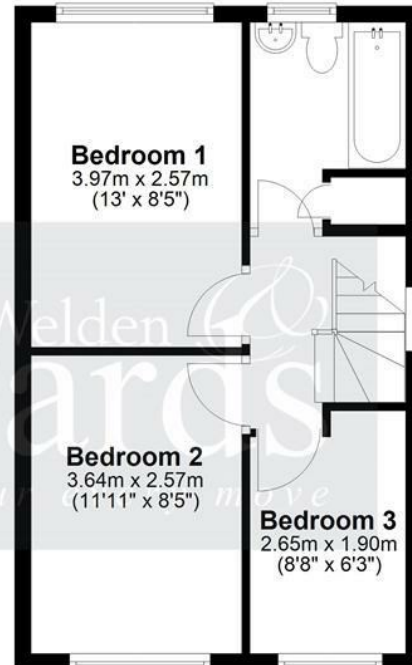
Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 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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