



47 St James Way, Tiverton, Devon EX16 6XH
Asking Price £195,000

Welden
Edwards
Supporting your every move

Offered to the market with no onward chain is this fantastic two bedroom coach house. Benefiting from a garage, off road parking and a rear garden, this property needs to be viewed to appreciate all it has to offer!!

Description

As you step through the front door, you are greeted by a welcoming entrance hall that provides convenient access to the garage and a staircase leading to the living quarters above.

Upon ascending the stairs, you enter the main living area—an expansive space bathed in natural light that offers plenty of room for your living room furniture, as well as a stylish dining table and chairs. For added convenience, there is also a practical storage cupboard.

To the right of the lounge, an elegant archway opens into the modern kitchen, which is fully equipped with a comprehensive range of wall and base units, along with an integrated oven and hob. The kitchen also features ample space for a refrigerator and plumbing for a washing machine, making it both functional and efficient.

Towards the rear, an inner hallway leads to the bedrooms and bathroom. Bedroom One is generously sized and boasts a built-in wardrobe, complemented by the convenience of an ensuite bathroom. The ensuite features a shower cubicle, a WC, and a hand basin for your comfort.

Bedroom Two is equally charming, with fitted wardrobes that enhance its appeal. The main bathroom offers a relaxing space, complete with a bath and shower overhead, a WC, and a hand basin.

Outside, you'll find a delightful private rear garden accessible via the garage, providing an ideal retreat for outdoor enjoyment.

Services, Council Tax & Tenure

All Mains Connected
Freehold
Council Tax Band - B

Ofcom Broadband Speeds: Ultrafast 1800 Mbps
Ofcom Mobile Signal: O2 Likely, Vodafone Three & 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.





