



59 Bampton Street, Tiverton, Devon EX16 6AL
Guide Price £220,000

Welden
Edwards
Supporting your every move

Don't miss out on the opportunity to own this fantastic Grade II family home, offered to the market with no onward chain. Situated just a short distance from the town centre, this property boasts three bedrooms, a generous lounge/diner, and a rear garden perfect for relaxing or entertaining. Contact us now to schedule a viewing and secure your chance to make this house your home!

Description

Step into the inviting entrance hall of this impressive home and be greeted by high ceilings and tiled flooring that exude elegance. To your right, a convenient under stair storage cupboard awaits, perfect for organising your shoes and coats. On your left lies the stunning lounge/diner, a room that is sure to captivate with its wooden flooring, tall ceilings, and striking black chandelier – a true showstopper. Double patio doors open up to the rear garden, further enhancing the appeal of this space.

Moving towards the back of the hall, you'll discover the modern kitchen, featuring cream wall and base units, oak effect worktops, and stylish maroon tiling that creates a warm and inviting atmosphere. Equipped with a range oven, breakfast bar, and Victorian Clothes Airer, this kitchen is both functional and aesthetically pleasing. Adjacent to the kitchen is the convenient utility room with plumbing for a washing machine and base units, providing additional storage space. A door from the utility room leads out to the rear garden. Completing this level is a cloakroom for added convenience.

Venture upstairs to find three well-appointed bedrooms and a shower room. The spacious Bedroom One offers fitted wardrobes and ample natural light streaming in through a large window. Bedroom Two boasts a cozy built-in cupboard, while the third bedroom is a charming single overlooking the rear garden. The shower room on this floor features a shower cubicle, WC, and hand basin, ensuring a modern and functional space for daily use.

Outside, the lovely rear garden awaits, featuring a patio area surrounded by mature shrubs that create a peaceful retreat during the warmer months. Additionally, a convenient storage shed provides ample space for outdoor essentials. Don't miss the opportunity to make this wonderful property your new haven – contact us today to arrange a viewing!

Tenure, Services & Council Tax

Council Tax Band - B
Freehold
All Mains Connected

Approx Broadband Speeds:
Standard 19 Mbps
Superfast 80 Mbps
Ultrafast 900 Mbps

Sales Enquiries

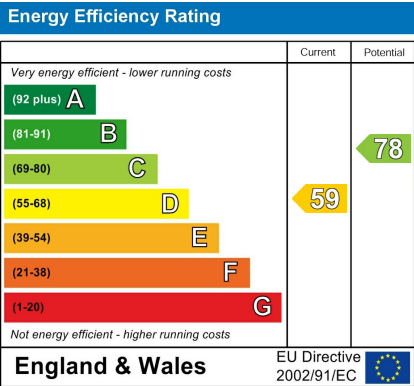
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.



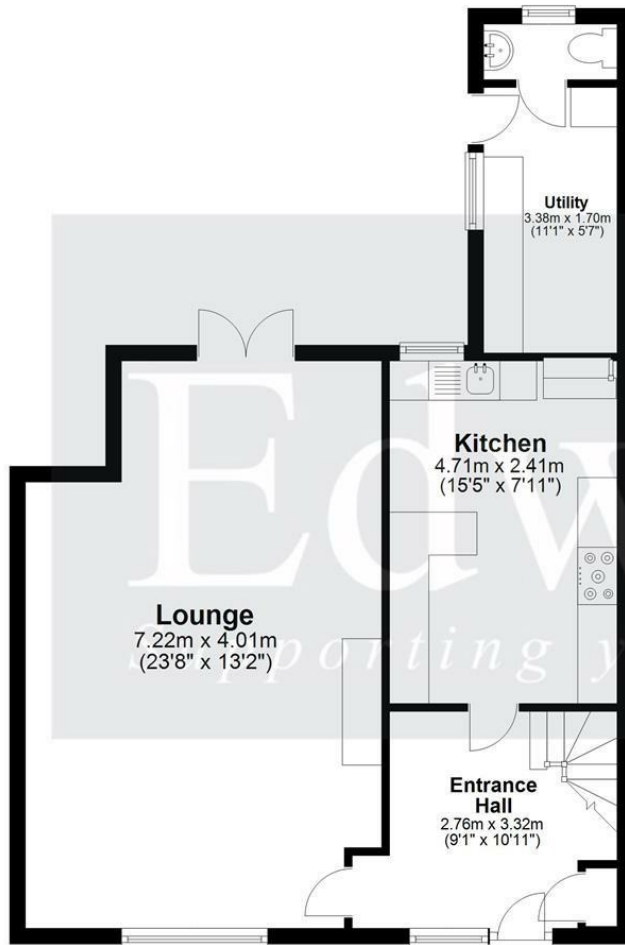


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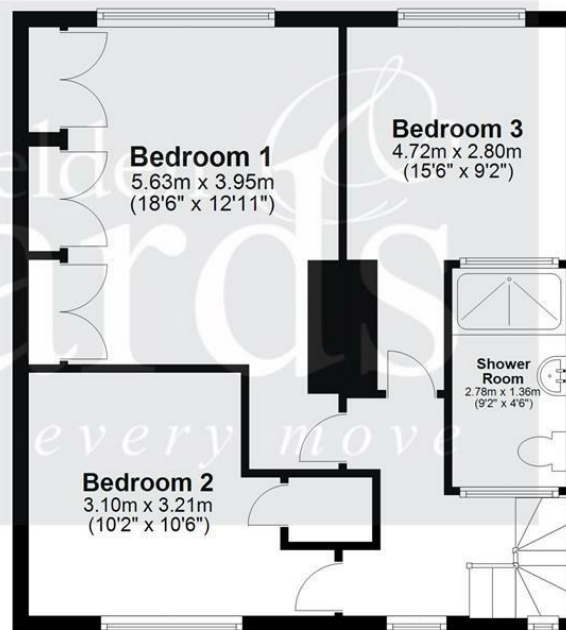
Ground Floor

Approx. 55.0 sq. metres (592.2 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.0 sq. feet)



Total area: approx. 103.3 sq. metres (1112.1 sq. feet)

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

