



6 Exmoor Close, Tiverton, EX16 6UR
Asking Price £250,000

Welden
Edwards
Supporting your every move

A fantastic opportunity to purchase a fantastic three bedroom, end terrace home, located in a great location. NO ONWARD CHAIN

Description

As you enter through the front door, you are greeted by a welcoming entrance hall that provides access to all the ground floor rooms. To your left is a convenient cloakroom featuring a WC and handbasin, thoughtfully positioned for guests. At the back of the hall, you'll discover a generous under-stair storage cupboard, perfect for keeping your home organised.

To your right, the spacious lounge/diner beckons, bathed in natural light from the expansive patio doors that open up to the picturesque rear garden. This inviting room also boasts a charming gas fire with a beech-effect mantel, creating a cosy atmosphere for both relaxation and entertainment.

Continuing from the lounge, you'll find the modern kitchen, equipped with an array of wall and base units that provide ample storage space. It is fitted with an integrated oven and gas hob, along with plumbing for a washing machine and generous space for a fridge-freezer. A door leads from the kitchen to the rear garden, enhancing the flow of indoor-outdoor living.

As you ascend to the first floor, you will discover three well-appointed bedrooms in addition to the modern shower room. Bedrooms One and Two are both generously sized doubles, each with the added benefit of built-in wardrobes for convenient storage. Bedroom Three is a nice single, perfect for a child's room or a home office. The shower room is spacious and features a WC, hand basin, and a sleek shower cubicle.

Outside, the rear garden presents a delightful sanctuary, complete with a patio seating area ideal for alfresco dining. The remainder of the garden is lovingly laid to lawn, offering a perfect space for outdoor activities. Additional benefits include driveway parking and the convenience of a garage, providing both practicality and added luxury to this charming home.

Council Tax, Services, & Tenure

Council Tax Band - C

Freehold

All Mains Connected

Ofcom Broadband Speeds- 900mbps

Ofcom Mobile Signal- EE, Vodafone & Three Likely - O2 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.

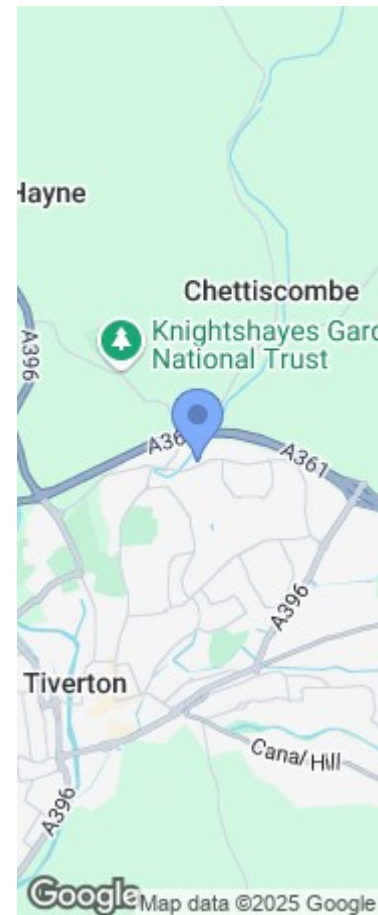
Sales Enquiries

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

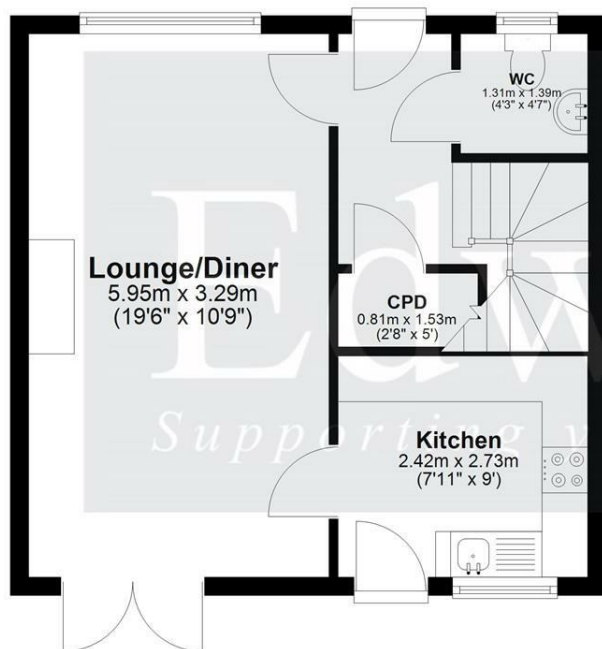
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 |



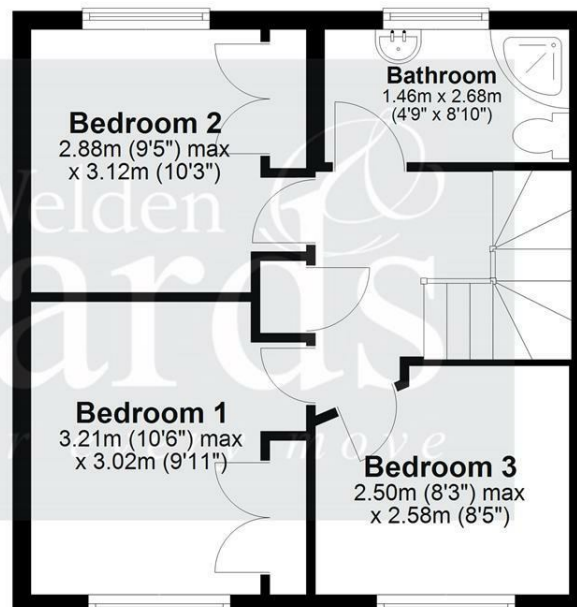
Ground Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.1 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

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



