



22 Branscombe Road, Tiverton, Devon EX16 4AB
Asking Price £280,000

Welden
Edwards
Supporting your every move

A fantastic opportunity to purchase this wonderful two bedroom semi-detached bungalow. Benefiting from spacious accommodations, lovely rear garden and plenty of storage!! No Onward Chain!!

Description

Upon entering through the front door, you're greeted by a spacious entrance hall offering access to all rooms. To the left, the well-appointed kitchen/diner features a range of wall and base units, providing excellent storage. There's plumbing for both a washing machine and dishwasher, along with dedicated space for a fridge freezer and cooker. A dining area completes the space, and can comfortably accommodate up to six.

To the rear of the property, the bright and airy lounge enjoys tranquil views over the garden through large patio doors. A woodburner adds warmth and charm, making this a lovely place to unwind after a long day.

The main bedroom, also positioned at the rear, is a generous double with ample space for furniture and enjoys garden views. The second bedroom is a another double bedroom enhanced by a built-in cupboard for added convenience. The family bathroom includes a bath with shower over, WC, and hand basin.

Additional storage is a standout feature, with a boarded loft for easy access, a handy store room off the side entrance hall and a useful outhouse with lighting, electrics, shelving and space for a tumble dryer.

The rear garden is completely enclosed and private. Backing on to the Old Railway Line, it benefits from the privacy of established trees that line this popular walking route. It enjoys many varieties of birdlife, hedgehogs and other wildlife which give it the ambience of a rural retreat. The garden also benefits from additional storage in the form of two separate, useful sheds as well as a separate woodstore.

To the front, the property benefits from driveway parking, adding everyday convenience.

The property is within walking distance of the town and The Grand Western Canal. It is on a regular bus route with a bus stop a few feet from the gate.

Council Tax, Tenure & Services

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Broadband Speeds: Superfast 50 Mbps

Ofcom Mobile Signal: O2 Limited - Three Vodafone Three - Likely

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.

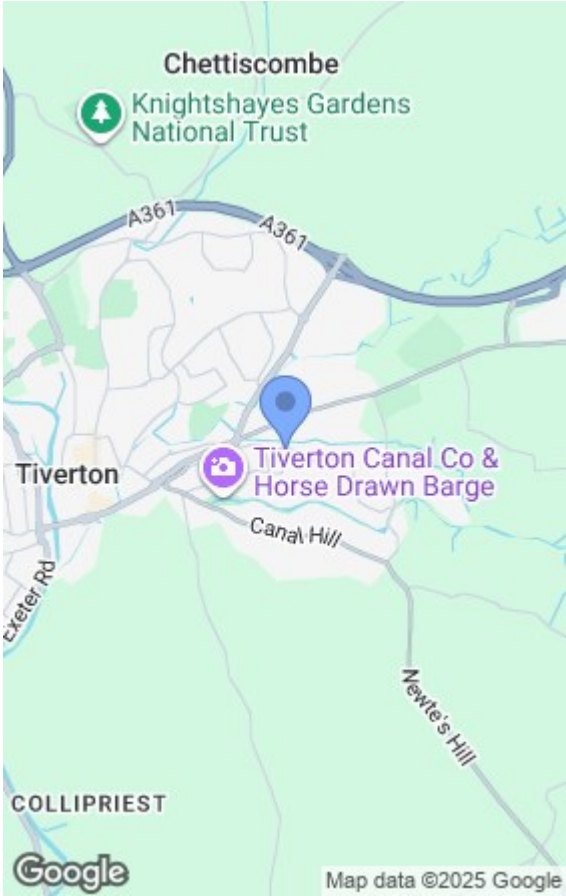




Total area: approx. 126.4 sq. metres (1360.3 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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