



11 Irene Way, Tiverton, EX16 6TH
Asking Price £225,000

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This immaculately presented two-bedroom home, located in a quiet cul-de-sac, combines stylish interiors with practical living. Featuring two spacious double bedrooms, a sleek modern kitchen, and a low-maintenance rear garden perfect for relaxing or entertaining. Don't miss out—contact us today to book your viewing!

Description

Step through the front door and into a beautifully presented entrance hall that sets the tone for this stylish and welcoming home. To your right, the contemporary kitchen boasts a sleek range of grey shaker-style wall and base units, complemented by integrated appliances including an oven, hob, and fridge freezer—perfectly blending form and function.

To the rear, the spacious lounge/diner offers a versatile area for relaxing or entertaining, with direct access to the charming conservatory. Bathed in natural light, this additional living space provides a tranquil spot to enjoy views over the rear garden all year round.

Upstairs, the first floor hosts two generously sized double bedrooms and a modern family bathroom. Bedroom One is elegantly finished, featuring a mirrored fitted wardrobe and a built-in cupboard for added storage. Bedroom Two also offers ample space for furnishings and personal touches. The family bathroom is smartly tiled and includes a bath with shower over, WC, and hand basin. A large landing cupboard adds further practicality.

Outside, the rear garden is a fantastic retreat, laid with low-maintenance artificial lawn and a stylish patio seating area—ideal for alfresco dining or summer gatherings. Side and rear access enhance convenience. To the front, a neat garden and driveway provide off-road parking for two vehicles.

Council Tax, Tenure & Services

All Mains Connected

Council Tax Band - B

Freehold

Ofcom Broadband Speeds - Superfast 80 Mbps

Ofcom Mobile Signal - O2 Limited, EE Three Vodafone -Likely

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.

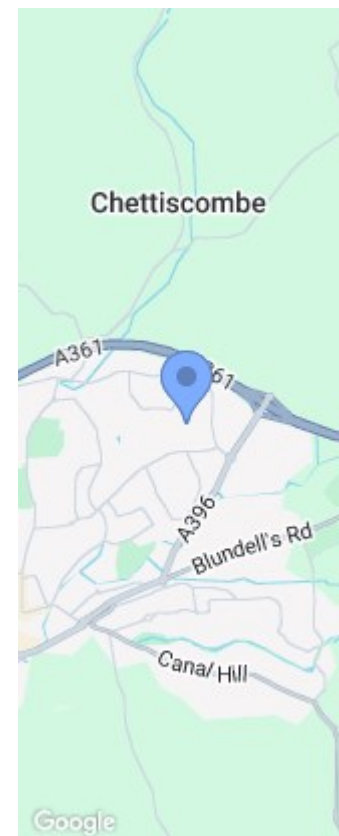
Tiverton

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.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



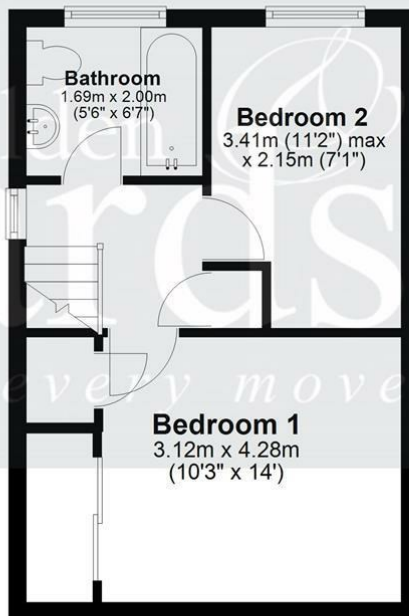
Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



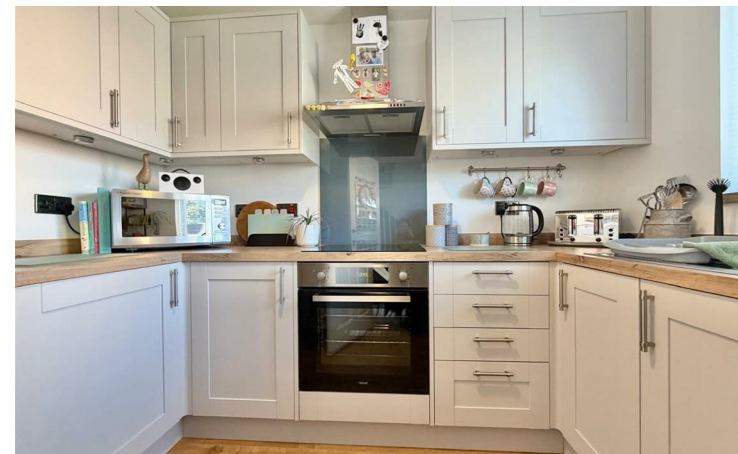
First Floor

Approx. 20.8 sq. metres (223.4 sq. feet)



Total area: approx. 57.4 sq. metres (618.3 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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