



25 Banksia Close, Tiverton, Devon EX16 6TT
£190,000

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****NO ONWARD CHAIN****

Located in a lovely tucked away position, is this fantastic two double bedroom home. Benefitting from spacious accommodation, large rear garden and off road parking!!

Description

Stepping through the front door, you arrive in a generous entrance hall that immediately sets a welcoming tone. There's plenty of room for coats, shoes, and everyday essentials, and the layout offers easy access to every ground-floor room.

At the rear sits the stylish modern kitchen, fitted with light grey shaker cabinetry, an integrated oven, and a gas hob. A door opens directly onto the rear garden, making it wonderfully practical for outdoor dining or entertaining.

To the right of the hall lies the spacious lounge/diner—a warm, versatile room ideal for relaxing or hosting guests. From here, patio doors lead into the bright conservatory, a superb additional living space with lovely views across the expansive rear garden.

Heading upstairs, the first floor offers two well-proportioned double bedrooms and a contemporary family bathroom. Bedroom One is impressively sized with ample room for furniture, while Bedroom Two provides another comfortable double, both enjoying peaceful views over the garden. The family bathroom features modern tiling, a bath with shower over, WC, and hand basin.

Outside, the rear garden is a standout feature—a fantastic outdoor space with a patio area perfect for alfresco dining and a large lawn ideal for play, gardening, or simply soaking up the sunshine.

The property also benefits from allocated parking.

Council Tax, Tenure & Services

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Broadband Speeds: Superfast 80 Mbps - Ultrafast 1800 Mbps

Ofcom Mobile Signal: EE, O2, Three & Vodafone - Limited

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.

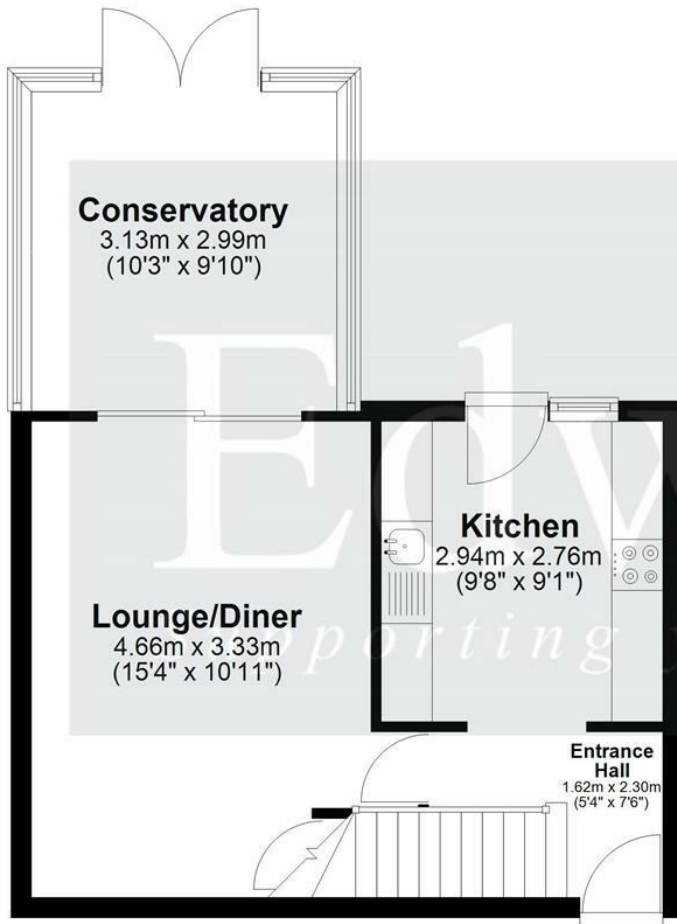
Disclaimer

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.



Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

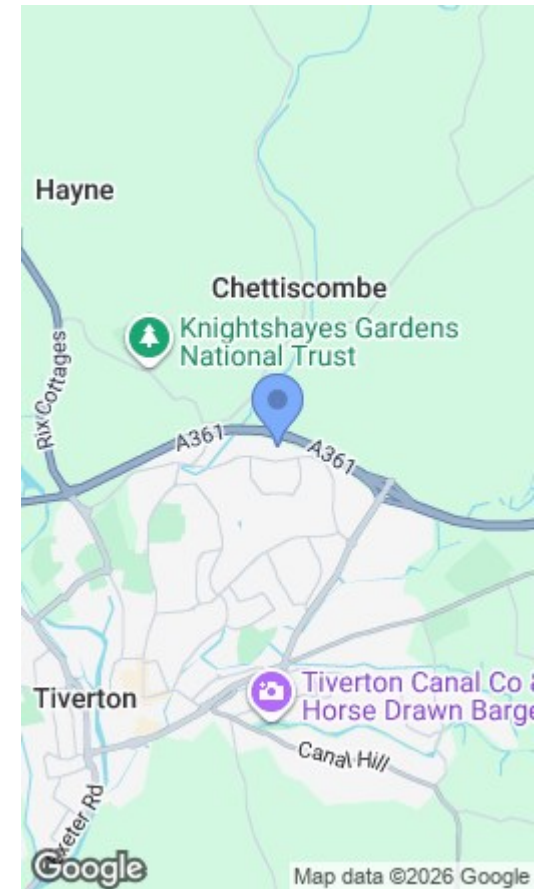
Approx. 29.1 sq. metres (312.8 sq. feet)



Total area: approx. 67.5 sq. metres (727.1 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	77	77
(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



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