



Guide Price £230,000

3 Bedroom Terraced House for sale
12 Lime Kiln Road, Tiverton



Overview

Welcome to 12 Lime Kiln Road, a well-presented mid-terraced home situated on the edge of the Grand Western Canal within the beautiful market town of Tiverton.

This updated accommodation boasts 3-bedrooms providing ample space for a growing family or those in need of a home office.



Key Features

- 3-BEDROOM TERRACED HOME
- LARGE ENCLOSED REAR GARDEN BACKING ONTO THE CANAL
- GAS CENTRAL HEATING
- DEVELOPMENT POTENTIAL
- FULLY DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- VIRTUAL TOUR AVAILABLE
- WHAT3WORDS///useful.token.shows





GROUND FLOOR

Welcoming you into your new home is the attractive entrance hall complete with engineered-wood flooring which runs throughout the ground floor.

The kitchen breakfast room has an integrated oven/hob, space for a freestanding fridge/freezer, washing machine & dishwasher. With plenty of storage cupboards and ample work surface, you'll soon be preparing family meals while the children are doing their homework at the table. Completing the kitchen is a large under-stairs storage cupboard.

However, the heart of this home is the spacious lounge area, flooded with natural light and room for both sofas and a dining table, this homely space is perfect for relaxing in the afternoon with a coffee or for cosy nights in with friends. This social space also boasts a unique feature of a rear porch, which is ideal for storing coats & boots when returning from walks along the canal.

Patio doors lead you into the enclosed SW facing garden; benefitting from both a large patio area and a terraced lawn which backs onto the picturesque Grand Western Canal, this is the perfect spot for entertaining guests for those summer BBQs or stealing a tranquil moment with a good book and a glass of wine.

The garden boasts a secure outbuilding ideal for the storage of garden & sports equipment. The rear of the property can also be accessed through a gated passageway shared with the neighbour.

UPSTAIRS

Moving upstairs, you will find 3 bedrooms; a master bedroom boasting views of the canal, bedroom 2 benefitting from built-in wardrobes and the 3rd bedroom, a single, which would also be perfect for a home office or nursery. Completing the first floor is the family bathroom; with the bonus of both a bath & separate fitted shower.

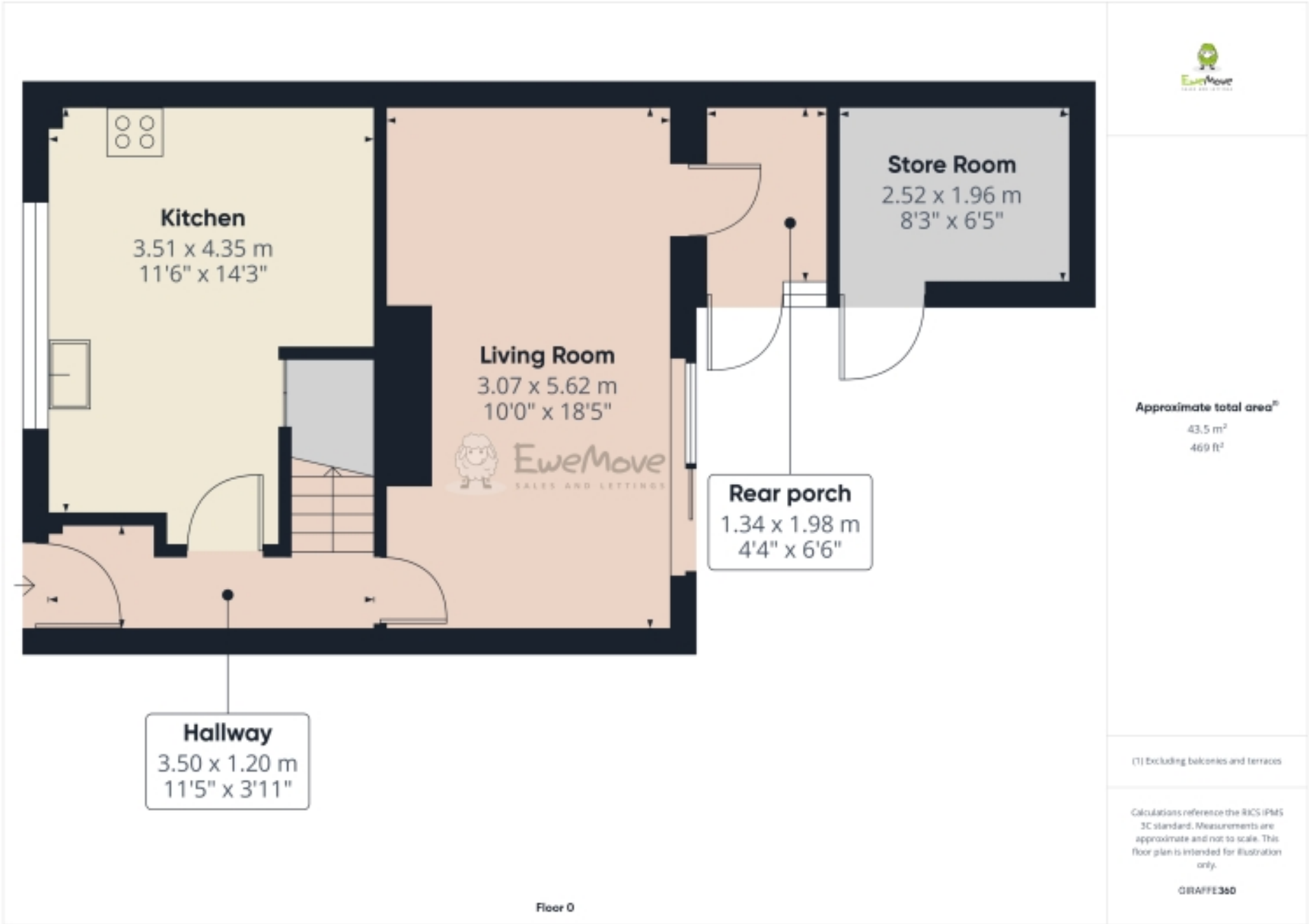
AROUND THE LOCAL AREA

Lime Kiln Road is located within the popular residential area and boasts many local facilities just a short walk away from a convenience store to direct access to the Canal.

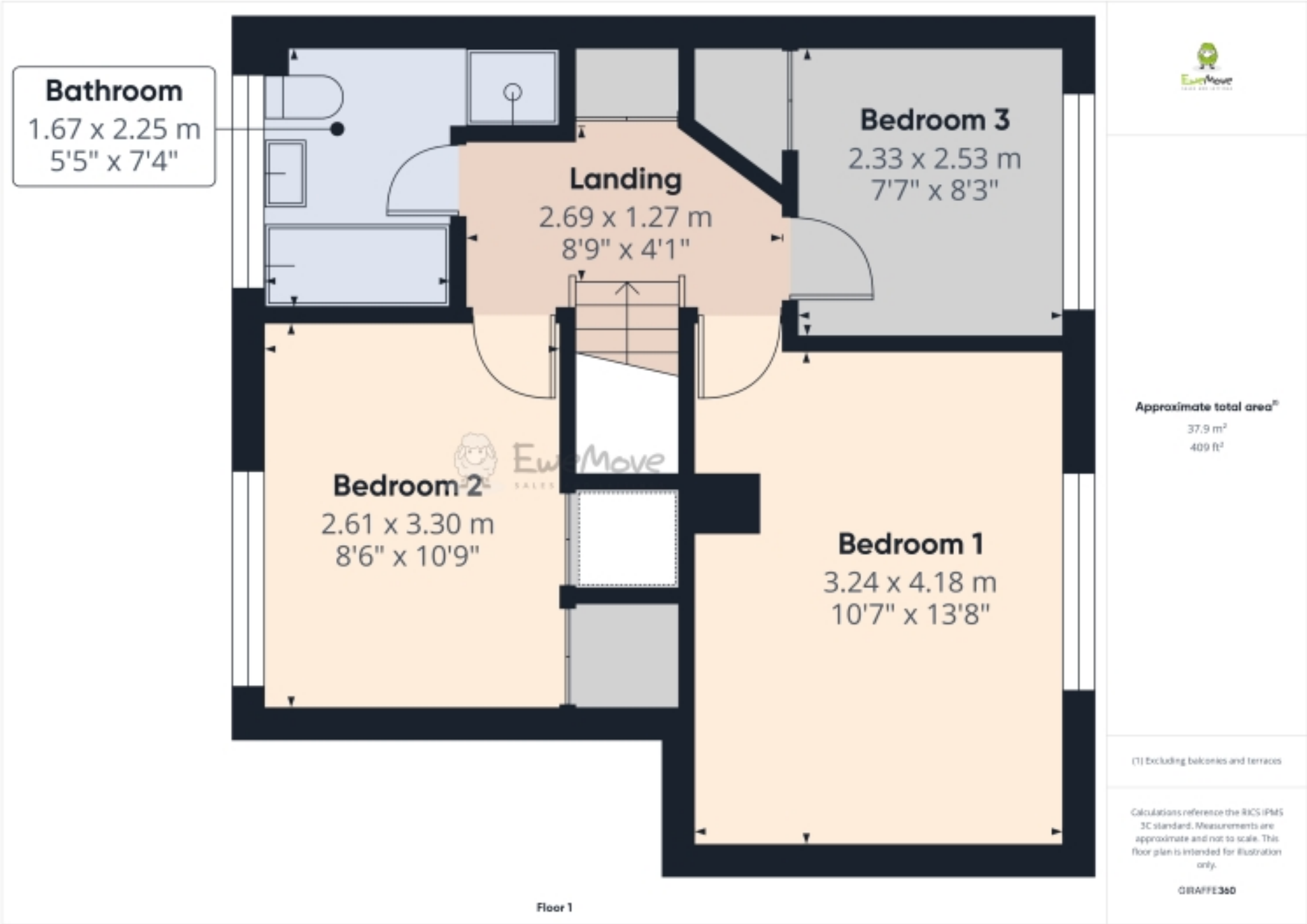
This historic market town boasts some unique attractions. It is home to the award-winning Grand Western Canal Country Park, with 11.5 miles of canal meandering through the Devon countryside. Also, Tiverton possesses its very own castle, originally built in the 11th Century but later adapted in the 13th and 14th centuries. It is now a private family home but is open to the public on selected days during the week.

West along the link road provides access to the AONB of North Devon or Eastward to the M5 (J27) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of the London can be reached within 2 hours.

Floorplans



Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Tiverton

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