



**Lower Cotteylands, Tiverton EX16 5BJ**



## welcome to

### Lower Cotteylands, Tiverton

A three bedroom mid terrace home located in the popular Cotteylands area of Tiverton. This home comprises of a modern kitchen/diner, lounge with log burner and utility room. Upstairs you will find a family bathroom and three bedrooms, Outside there is a generous rear garden. Viewing advised.

#### Description

Located in a popular residential area is this superb three bedroom home offering well portioned accommodation throughout. Being situated in an elevated position with far reaching views over Tiverton and the countryside beyond.

Upon approaching the property are seven steps which lead to a path to the front door. Upon opening the front door is an entrance hall with doors to all rooms. The kitchen/diner is dual aspect and is modern with built in appliances. The lounge is rear facing and benefits from a wood burning stove. Completing the ground floor is a utility room with downstairs WC. Upstairs there are three bedrooms, two are doubles and one single bedroom with a built in bed. There is a modern family bathroom completing the first floor.

Outside there is a front garden and rear garden. The front garden is laid to lawn with shrub borders. The rear garden is presented over two levels. There is a patio area directly outside the house with an outside tap and brick built shed. The remainder of the garden is lawned with two great seating areas. There is also a timber garden shed and a summer house. This is a lovely home and we recommend booking an early viewing to avoid disappointment. Street parking is available.

#### Entrance Hall

UPVC door to the front opening into an entrance hall with doors to all rooms. Stairs rise to the first floor, radiator, telephone point.

#### Lounge

14' 5" Max x 11' ( 4.39m Max x 3.35m )

UPVC doors to the rear, fireplace housing a wood burning stove, TV point

#### Kitchen/Diner

17' 5" x 9' 6" ( 5.31m x 2.90m )

Double glazed window to the front and rear. Modern fitted kitchen with a range of wall and base units with a work top over and splash back. Belfast sink. Integrated dish washer, fridge/ freezer and microwave. Eye level built in oven, induction hob with extractor fan over. Built wine fridge and bin. Spot lights. Space for a dining table.

#### Covered Passage Way

Covered area useful for storing coats and boots, UPVC door to the front and rear. Spot lights and door to the utility room

#### Utility Room

8' x 7' 1" ( 2.44m x 2.16m )

Double glazed window to the window, WC, wash hand basin. Wall units and under counter space for washing machine and tumble dryer. Loft access.





### Hallway

Stairs rise from the ground floor to the landing where you will find doors to all rooms, a storage cupboard housing the gas central heating boiler.

### Bedroom One

13' 4" x 8' 1" plus door recess ( 4.06m x 2.46m plus door recess )  
Double glazed window to the rear, radiator, loft hatch.

### Bedroom Two

11' 6" x 10' 9" Max ( 3.51m x 3.28m Max )  
Double glazed window to the rear, radiator.

### Bedroom Three

8' 11" x 7' 5" ( 2.72m x 2.26m )  
Double glazed window to the front, built in bed over stairwell with storage under. radiator.

### Bathroom

Double glazed window to the front, heated towel rail, spot lights. P shape bath with shower attachment over. Wash hand basin, WC, shaver point and extractor fan.

### Agents Note

Under the terms of the estate agents act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells group.

### Front Garden

Lawned front garden with mature borders. Seven steps lead up to the front door, there is a storage shed also.

### Rear Garden

Externally there is a superb rear enclosed garden. With a patio area directly outside the lounge door. There is a brick built shed and an outside tap. Steps lead up to the main garden which is parted by a garden path. With a lawned area to the right, and two seating areas to the left. There is a summer house as well as a wooden shed.

### Services

Mains electric, gas, water and drainage

Council Tax Band B

### Location

Located in an area which is a short drive from the centre of the thriving market town of Tiverton. The town of Tiverton provides plenty of shops, supermarkets, schools doctors and dental surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

### Office Hours

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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## Lower Cotteylands, Tiverton

- Mid Terrace Family Home
- Three Bedrooms
- Modern Kitchen/ Diner and Bathroom
- Front & Rear Gardens
- Council Tax Band B

Tenure: Freehold EPC Rating: D

**£250,000**



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