



**Leeway Cottages, Tiverton EX16 6DH**

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## **Leeway Cottages, Tiverton**

Viewing is advised of this well presented cottage, in brief the accommodation includes a spacious lounge, modern kitchen/diner, two bedrooms and a family bathroom. Front and rear gardens, Offered to the market with no onward chain.

### **Description**

Located in a tucked away position is this character cottage which is ready to move into. On approaching the property is a path way which leads to the cottage. The front door opens into a porch which leads into spacious lounge, to the rear is a modern kitchen diner which is well equipped. Completing the ground floor is a modern shower room. Upstairs you will find two bedrooms both of which have built in storage.

Externally there is a front and rear garden, the front garden is a great space which is laid to lawn. The rear courtyard provides rear access and space for bins.

### **Entrance Porch**

#### **Lounge**

20' 10" Max x 12' Max ( 6.35m Max x 3.66m Max )  
Double glazed window to the front, two radiators, stairs to the first floor. Brick built feature fireplace

#### **Kitchen**

17' 8" Max x 8' 2" Max ( 5.38m Max x 2.49m Max )  
Double glazed window to the side. Fitted kitchen with a range of wall and base units with work top over, Stainless steel sink with drainer.. Built in electric oven with induction hob, extractor fan over. Space for a washing machine, dishwasher and fridge freezer. Space for a dining table, two built in storage cupboards, one of which houses the wall hung gas central heating boiler.

#### **Shower Room**

Double glazed window to the rear, WC, wash hand basin, extractor fan and heated towel rail. Shower cubical with shower.





### **Landing**

Double glazed window to the rear, loft hatch doors to all rooms.

### **Bedroom One**

12' 6" Max x 8' 7" Max ( 3.81m Max x 2.62m Max )  
Double glazed window to the front, built in wardrobes, radiator

### **Bedroom Two**

9' 1" x 6' 8" ( 2.77m x 2.03m )  
Double glazed window to the rear, radiator and built in storage cupboard over the stairs.

### **Front Garden**

Enclosed front garden which is predominately laid to lawn with a patio seating area.

### **Rear Courtyard**

Rear enclosed courtyard with gate to providing rear access.

### **Services**

Mains electric, gas, water and drainage

Council Tax Band A

### **Location**

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, 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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## Leeway Cottages, Tiverton

- Two Bedroom Cottage
- Spacious Kitchen/ Diner
- Front Facing Lounge
- Front & Rear Gardens
- Council Tax Band A

Tenure: Freehold EPC Rating: Awaiting

guide price

**£170,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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