



**Besley Close, Tiverton EX16 4JF**



**welcome to**

## **Besley Close, Tiverton**

Discover this well presented two bedroom semi detached bungalow which has far reaching views across Tiverton. Situated on the edge of town, the accommodation includes a spacious lounge, modern kitchen & bathroom. There are front and rear gardens as well as a garage in a block. Viewing is advised.

### **Description**

Located in the desirable Canal Hill area of Tiverton, this semi-detached two-bedroom bungalow. The accommodation begins with an entrance porch leading into a spacious front aspect lounge/diner, which enjoys lovely views over Tiverton and the surrounding countryside. The well-equipped kitchen is a practical space with a door providing access to the rear garden.

The bungalow features two good-sized double bedrooms, both offering comfortable living spaces, and a modern bathroom. Externally, the property benefits from both front and rear gardens. Additionally, there is a garage in a separate block, offering useful storage or parking. Perfectly positioned for those who enjoy outdoor pursuits, the property is ideally located for easy access to the canal towpath, making it an excellent choice for walkers or cyclists.

### **Entrance Porch**

Composite door and triple glazed window to front leading into:

### **Lounge/ Diner**

15' 9" Max x 12' Max ( 4.80m Max x 3.66m Max )  
Double Glazed Window to the front, views over Tiverton. Radiator, door to the Kitchen & inner hall.

### **Kitchen**

11' 10" x 7' 11" ( 3.61m x 2.41m )  
Double Glazed window to the rear, Door to the rear. The kitchen has a range of wall & base units with work surfaces over. Stainless steel sink and drainer. Plumbing for a washing machine, electric cooker with gas hob.

### **Inner Hall**

Doors to all rooms, cupboard which houses central heating boiler.





### Bedroom One

11' 9" Max x 11' 3" Max ( 3.58m Max x 3.43m Max )  
Double Glazed window to the rear, radiator

### Bedroom Two

11' 11" Max x 10' 8" Max ( 3.63m Max x 3.25m Max )  
Double Glazed window to the front, radiator

### Bathroom

Double Glazed window to the rear

### Front Garden

Front garden with gravel path, laid with bark chippings, low maintenance perennial plants. Bordered with compact laurel hedge, dwarf pear and cherry trees. Water butt. Pretty cottage style garden

### Rear Garden

Rear enclosed garden which is presented over two levels. Patio seating area, steps rising to the lawn area. There is a further large area of garden which has been used by our vendors for growing vegetables. Wooden Shed, outside tap and rear access.

### Garage

The garage is situated in a block to the rear of the property with a red door. The garage has an up & over door.

### Parking

Street parking is available to the front of this property.

### Services

Mains electric, gas, water and drainage.

Council Tax Band B

### Location

The property is well situated in a very popular residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks, Manley Bridge and William Authers Bridge being approx 5-minute walk and the canal basin approx a 10 minute walk. A bus stop with regular service into the centre of the town is within close proximity.

### Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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## Besley Close, Tiverton

- Semi Detached Bungalow
- Two Double Bedrooms
- Front & Rear Gardens
- Far Reaching Views
- Garage

Tenure: Freehold EPC Rating: C

guide price

**£240,000**



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