



**Popham Close, Tiverton EX16 4GA**

**welcome to**

## **Popham Close, Tiverton**

Situated in Popham Close is this well presented coach house which is presented over one floor with a wide stair case. In brief of two bedrooms with en suite shower room to the master and a spacious lounge. Whilst outside is a single garage, an allocated parking space & private garden.

### **Description**

Viewing is advised of this fantastic coach house which is located in the ever-popular Popham Close within close proximity to Blundells School. The light and airy accommodation comprises a well-appointed kitchen, dual aspect lounge. There are two bedrooms, bedroom one benefits from an en-suite shower room. The accommodation is completed by a family bathroom. Externally the property benefits from a single garage and an allocated parking space. To the rear of the property is, its own private garden which is accessible via the garage and also the lounge. This property is arranged over one floor with a wide staircase and could suit someone looking for living on one floor.

**NO ONWARD CHAIN.**

### **Entrance Hall**

Door to front. Stairs to first floor, radiator.

### **Lounge**

18' 9" Max x 13' 10" Max ( 5.71m Max x 4.22m Max )  
Double glazed window to front, Velux style window to rear. Airing, UPVC door to rear.

### **Kitchen**

9' 11" x 7' 7" ( 3.02m x 2.31m )  
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, gas hob with extractor hood, electric oven, integrated fridge/freezer, washing machine and dishwasher.

### **Inner Hall**

Opening to lounge, doors to all rooms, radiator.







### **Bedroom One**

12' 4" Max x 11' 11" Max ( 3.76m Max x 3.63m Max )  
Double glazed window to front. Television point, loft hatch, radiator.

### **Ensuite**

Double glazed window to rear. Wash hand basin, WC, shower cubicle, radiator, extractor fan.

### **Bedroom Two**

7' 2" x 9' 8" ( 2.18m x 2.95m )  
Double glazed window to front. Radiator.

### **Family Bathroom**

Double glazed window to rear. Wash hand basin, WC, walk in shower cubicle, radiator, extractor fan.

### **Rear Garden**

To the rear of the property steps lead down to a raised decking area, further steps lead to a patio area, stone chips area and flower borders, outside tap, door to garage.

### **Garage**

18' 9" x 7' 7" ( 5.71m x 2.31m )  
Electric door, power and lighting, storage area under the stairs, door to garden.

### **Driveway Parking**

Parking for one car in front of the garage.

### **Services**

Mains electric, gas, water, and drainage.

Council Tax Band C

### **Location**

The property is well situated in a very popular residential area on the outskirts of Tiverton. Nearby is the old railway line and there is also the Grand Western Canal, with some lovely walks along the towpath. There is bus stop close by with regular services into the bus station in town.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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## Popham Close, Tiverton

- Coach House
- Two Bedrooms
- Shower Room & Bathroom
- Private Enclosed Garden
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

guide price

**£230,000**



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.localagent.com](http://www.localagent.com)

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