



Narrow Lane, Tiverton EX16 5EL

welcome to

Narrow Lane, Tiverton

Offered to the market with NO ONWARD CHAIN is this mid terrace family home which is well presented throughout. The accommodation comprises of three bedrooms, well equipped kitchen, spacious lounge/ diner and family bathroom. Externally the property has front and rear gardens with an outbuilding.

Description

Located on the edge of Tiverton, you will find this three bedroom family home offering good size accommodation through Ideal for first time buyers. Upon approaching the property, you have a low maintenance front garden laid to artificial grass. Stepping into the property, there is an entrance hall which is a great space for coats and shoes. Here you have a door that leads into the lounge and to the kitchen. The spacious lounge/ diner is dual aspect which makes the room light and bright. The kitchen is well equipped with a range of wall and base units and a door leads out to the rear enclosed garden. Upstairs you will find three good size bedrooms which are serviced by a family bathroom.

Externally the property benefits from a rear enclosed garden which is mainly laid to lawn with a patio area. The garden further benefits from an outbuilding which is great for storage.

If you like what you see, contact Fox & Sons today to arrange an internal viewing!

NO ONWARD CHAIN

Entrance Hall

Door to front leading into entrance hall. Stairs lead to first floor. Door into kitchen and lounge. Built in cupboard.

Kitchen

17' 10" x 6' 11" (5.44m x 2.11m)
Double window to rear and door leading to rear garden. The kitchen is equipped with a range of wall and base units with work top over. stainless steel sink and drainer, tiled splash back, gas hob, with extractor hood, double oven. under stairs cupboard, door to lounge.

Lounge/ Diner

22' 5" x 10' 4" (6.83m x 3.15m)
Dual aspect with double glazed windows to front and rear. Gas fire, two Radiators, door to kitchen.





Landing

Doors to all rooms. Built in cupboard.

Bedroom One

10' 7" x 11' 11" (3.23m x 3.63m)
Double glazed window to front, built in cupboard and radiator.

Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)
Double glazed window to rear and radiator.

Bedroom Three

11' 11" x 5' 1" (3.63m x 1.55m)
Double glazed window to front, built in cupboard and radiator.

Bathroom

Double glazed window to rear. The bathroom includes a shower cubicle, separate bath, WC, wash hand basin and heated towel rail.

Front Garden

Laid to artificial grass.

Rear Garden

The rear garden is enclosed and laid mainly to lawn with a patio area and outbuilding.

On Street Parking

Services

Mains electric, gas, water, and drainage

Council Tax Band B

Location

Situated in the Westex area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westex recreation ground is also close by. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

Narrow Lane, Tiverton

- Three Bedroom House
- Spacious Lounge/ Diner
- Well Equipped Kitchen
- Family Bathroom
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£220,000



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

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Property Ref:
TVT105578 - 0005

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