



**Lilac Terrace, Tiverton EX16 6QU**

**welcome to**

## **Lilac Terrace, Tiverton**

Located in a tucked away position, you will find this super three bedroom mid terrace home. The property benefits from a spacious lounge with open fire and a Kitchen/diner. There are three bedrooms and a family bathroom. Outside there is a pretty enclosed garden. NO CHAIN.

### **Description**

**Offered to the market with NO ONWARD CHAIN**

is this three bedroom cottage providing spacious accommodation throughout, presented across three floors. On entering the property, you will find a spacious lounge with open fire. The kitchen/ diner is rear facing and is well equipped with a range of wall and base units and enjoys the outlook over the garden. A door also leads out to the utility room.

On the first floor you will find two bedrooms and a bathroom. Completing the accommodation on the top floor is a further bedroom. Externally the property benefits from a rear garden which is mainly laid to lawn.

### **Lounge**

14' Max x 11' 11" ( 4.27m Max x 3.63m )

Door opening into the lounge. Open fire, television and telephone point, radiator.

### **Kitchen**

11' 2" Max x 14' 2" Max ( 3.40m Max x 4.32m Max )

Single glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, tiled splash back, space for cooker, fridge/freezer, radiator, door to utility and stairs to first floor.

### **Utility**

11' 2" x 5' 8" ( 3.40m x 1.73m )

Single glazed windows to side and rear. space for a washing machine and tumble dryer, wall hung boiler.







### **Landing**

Single glazed window to rear. Stairs from the ground floor, storage cupboard, doors to all rooms, radiator.

### **Bedroom One**

14' 3" Max x 17' 1" Max ( 4.34m Max x 5.21m Max )  
Double glazed window to front. Two built in cupboards, radiator, loft hatch, door to stairs. Please note there is restricted head height in this room.

### **Bedroom Two**

11' 10" x 12' 10" Max ( 3.61m x 3.91m Max )  
Double glazed window to front. Radiator.

### **Bedroom Three**

11' 3" x 8' 7" Max ( 3.43m x 2.62m Max )  
Single glazed window to rear. Radiator.

### **Bathroom**

Single glazed window to front. Wash hand basin, WC, bath with shower over, wall hung cabinet, small storage cupboard, part tiled.

### **Front Garden**

To the front of the property there are raised flower beds, path to front door.

### **Rear Garden**

The rear garden has a lawn area, trees and shrubs, outside shed and water tap.

### **Council Tax Band C**

### **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- 5.30pm  
Saturday- 9am- 2pm  
Sundays - Closed



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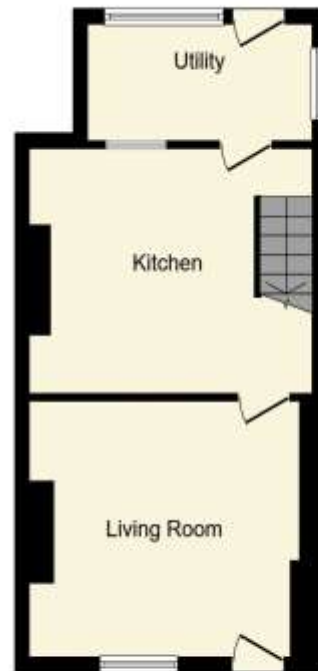
- Beautiful Cottage
- Three Double Bedrooms
- Tucked Away Postion
- Modern Kitchen/Diner
- Spacious Lounge with Open Fire

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£180,000**



Ground Floor



First Floor



Second Floor

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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