



Cottey Brook, Tiverton EX16 5BR

welcome to

Cottey Brook, Tiverton

Located in the Westexe area of Tiverton is this well presented three semi detached home. With a newly replaced Kitchen, a spacious dual aspect lounge/diner and a conservatory. There is a modern shower room and downstairs WC. Home office, private gardens and off road parking.

Description

Call us today to arrange a viewing of this beautifully presented semi detached three-bedroom home, ideally located in the sought-after Cottey Brook area of Tiverton, just a short distance from the town centre.

Upon entering, you're welcomed by a spacious entrance hall with access to all ground floor rooms and stairs leading to the first floor. At the front of the property, the modern kitchen is well-equipped and thoughtfully designed for everyday living.

The bright and airy lounge/diner benefits from a dual aspect, offering ample space for both relaxation and dining. Sliding doors open into a charming conservatory—an excellent addition that provides extra living space and a lovely view of the garden.

Completing the ground floor is a convenient cloakroom.

Upstairs, you'll find three well-proportioned bedrooms, including two generous doubles. The stylish shower room is modern and well-presented.

Outside, the enclosed rear garden extends to the stream, creating a tranquil setting. A standout feature is the superb home office and workshop—perfect for remote working or hobbies.

To the side of the property, a driveway offers off-road parking for two vehicles in tandem. Our vendors have already found a property.

Entrance Hall

The front door opens into the hallway with stairs rising to the first floor, doors to cloakroom, kitchen and lounge, radiator.

Cloakroom

Double glazed window to side. Wash hand basin, WC, heated towel rail, partially tiled.

Kitchen

9' 8" x 7' 11" (2.95m x 2.41m)

Double glazed window to front. The modern fitted kitchen has a range of wall and base units with work surfaces over and tiled splashback. Ceramic one bowl sink and drainer. Built in electric oven and induction hob with extractor fan, integrated dishwasher, washing machine and full length fridge. Wall mounted gas central heating boiler.

Lounge/Diner

15' 3" x 14' 11" Max (4.65m x 4.55m Max)

Double glazed window to side and rear, television point, two radiators, understairs cupboard. Double glazed doors leading into conservatory.

Conservatory

12' 9" x 7' 8" (3.89m x 2.34m)

Conservatory with fully fitted blinds, lighting and radiator. Doors to the garden.

Landing

Stairs from ground floor, doors to all rooms, loft hatch, window to the side.





Bedroom One

13' x 8' 4" (3.96m x 2.54m)

Double glazed window to front. Television and telephone points, radiator.

Bedroom Two

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window to rear. Radiator.

Bedroom Three

9' 10" Max x 6' 2" (3.00m Max x 1.88m)

Double glazed window to rear, radiator.

Shower Room

Double glazed window to front. Wash hand basin, WC, paneled corner shower cubicle with electric shower, heated towel rail, over stairs airing cupboard, ceiling spot lights.

Rear Garden

The rear enclosed garden extends to the stream. The garden consists of a patio area, lawn area and pathway leading to a decked area. A home office and workshop with power and light. There is also a gate providing side access to the parking.

Parking

The property has off road parking for two cars.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Situated in the Westexe area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westexe 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- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



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welcome to

Cottey Brook, Tiverton

- Three Bedroom Semi Detached House
- Modern Kitchen & Bathroom
- Lounge & Conservatory
- Rear Garden & Home Office
- Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£275,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT105966 - 0003

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16
6AH



fox-and-sons.co.uk