



3 Hillcrest



Tiverton Town Centre. M5 (J27)/Tiverton Parkway Station: 7 miles. Exeter 14 miles.

A superb three bedroom family home in the heart of Tiverton.

- Mid-Terrace family home
- Three bedrooms
- Two bathrooms
- Two reception rooms
- Open-plan kitchen-dining space
- Useful loft space
- Front and rear gardens
- Veranda
- Council Tax Band B
- Freehold

Guide Price £280,000

SITUATION

The property is situated in a convenient location on the edge of Tiverton town centre. The town offers a wide range of amenities including a leisure centre, hospital, bank/building societies, shops and supermarkets catering for a variety of needs. There are schools for all ages in Tiverton, including Blundell's School which offers discounts to local pupils.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

DESCRIPTION

A delightful three bedroom, mid terrace, family home offering flexible accommodation with front and rear gardens.

ACCOMMODATION

Situated to the rear of the property is the sitting room and open-plan kitchen. The sitting room features Shiplap panelling and benefits from double doors leading out to the rear garden, whilst the tiled kitchen offers a range of wall and base units, breakfast bar and space for appliances. Beyond offers an informal dining area for family meals, whilst a further door leads out to the patio, ideal for alfresco dining. The formal dining room sits to the front of the property with views overlooking the front garden and offers a flexible space. A bathroom comprising of shower, wash basin and WC can also be found on the ground floor.

The first floor landing provides access to the three bedrooms, two of which are doubles, and the family bathroom which comprises of a bath with shower over, wash hand basin and WC.

Further stairs rise from the landing to the loft room with a Velux window to the rear offering a versatile space.

OUTSIDE

A shared pathway leads up to the side of 3 Hillcrest providing access to both the front and rear garden.

To the front of the property, is a gravelled and paved area with a mature lawn bordered with

mature shrubbery beyond.

To the rear, the landscaped south facing garden offers a delightful low maintenance sun-trap. Directly behind the property is paved patio and gravel area beneath a veranda, with steps leading up to a further paved and gravelled area with raised beds and further decking, all perfectly suited for alfresco dining and entertaining. Beyond is versatile outbuilding currently used as a workshop. A wooden side gate provides external access.

On road parking is available on surrounding roads.

SERVICES

All mains services are connected. Gas central heating.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 900Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -Three, EE, O2 and Vodafone. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agent please.

DIRECTIONS

From the A361 Gornhay Orchard junction, proceed towards Tiverton and at the roundabout, turn right onto Lea Road. Take the first left onto Beech Road and continue on the road for approximately half a mile passing Two Moors primary school. Upon reaching a roundabout, continue straight onto Belmont Road. The property can be found on your left after approximately 150 yards.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.



Denotes restricted head height

Ground Floor

Approximate Area = 1183 sq ft / 109.9 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Outbuilding = 98 sq ft / 9.1 sq m
 Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale

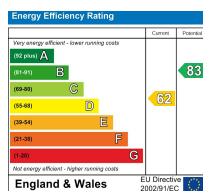
Outbuilding

Second Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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