



4 Lower Loughborough

4, Lower Loughborough, Tiverton, EX16 5AD



Tiverton Town Centre 0.7 Miles, M5/(J27)
Tiverton Parkway Railway Station 7.8 Miles,
Exeter 14.4 Miles

A two bedroom mid-terrace property, in need of modernisation, with front garden, garage and off road parking, within easy reach of Tiverton town centre.

- Mid-Terrace home
- Two bedrooms
- Two reception rooms
- Garden
- Off-road parking
- Garage
- Close to amenities
- No onward chain
- Council Tax Band A
- Freehold

Guide Price £170,000

SITUATION

The property is close to the town centre, a short distance from Tiverton high school. Tiverton offers a wide range of amenities including a leisure centre, hospital, banks, shops and supermarkets catering for a variety of needs. There are schools for all ages, including Blundell's School which offers discounts to local pupils. There is easy access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

DESCRIPTION

4 Lower Loughborough is a two-bedroom terraced property in need of modernisation within an accessible location benefitting from a good-sized sitting room and separate dining room, plus front garden and a double garage.

ACCOMMODATION

The entrance door leads into a good-sized sitting room overlooking the garden, with built in shelving. Beyond lies the dining room and kitchen. Also featuring alcove shelving, the dining room sits centrally within the property offering a door to the rear courtyard. The kitchen comprises of wall and base units, with space for appliances. The bathroom, comprising of a bath and wash basin, and separate WC can be found to the rear of the property.

Upstairs are two bedrooms. The larger is east facing with views over the front garden. The second bedroom offers a rear aspect, whilst benefiting from built-in wardrobes.

OUTSIDE

To the front of the property is a level

lawn bordered by mature plants and shrubbery and low level walls.

A garden path connects the front door to a large garage with up-over door and rear pedestrian access, with off road parking beyond.

SERVICES

All mains connected. Night storage heaters
Ofcom predicted broadband services - Standard: Download 14 Mbps, Upload 1 Mbps. Ultrafast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council

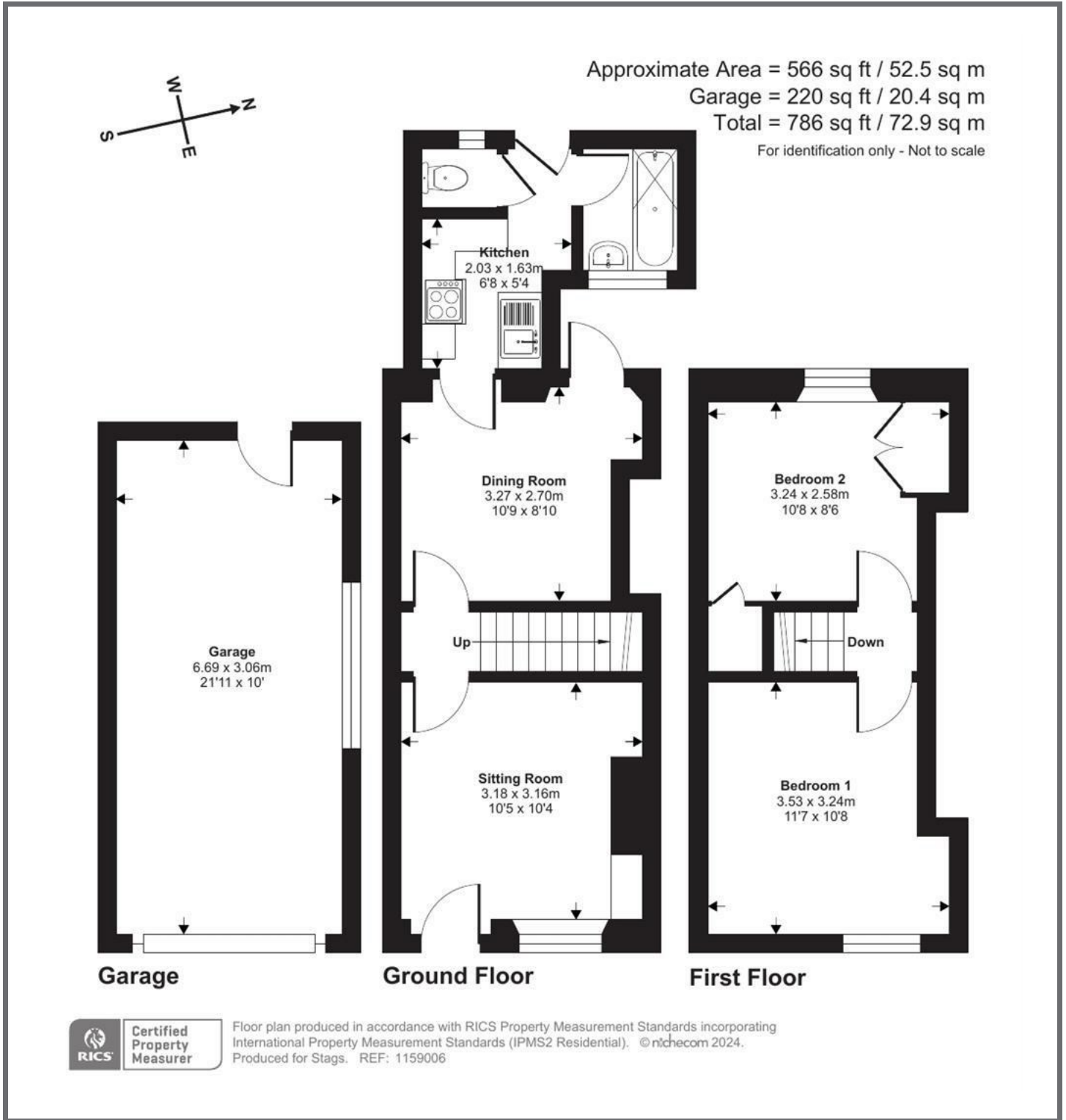
VIEWINGS

Strictly by appointment through the agents please.

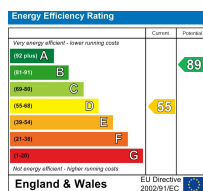
DIRECTIONS

From Tiverton and District Hospital, take the third exit at the roundabout and proceed onto the A3126 travelling westbound. At the mini-roundabout, take the second exit signposted Witheridge/ South Molton/ Rackenford. After 150 yards, take the second right onto Loughborough. Follow the lane, and after the bend, the property will be found on the left hand side.





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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